



Town of Enfield

Planning Board

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ENFIELD PLANNING BOARD MEETING MINUTES December 12, 2018

Present: Dan Kiley Chair, Dave Fracht Vice Chairman, John Kluge Selectman ex-officio , Kurt Gotthardt, Rita Seto, Eric Russell , Jim Bonner videographer and alternate, Scott Osgood -Planning Administrator , Paula Rowe Stone, Alternate and minute taker

Regrets: Rita Seto, Tim Taylor

Public: Scott Sanborn, Dr Bruce Hettleman, Debbie Ford, Bruce Bergeron, Paula Lebrun., Ann Kynor, Paul Page, Frank Parker, Paula LeBrun, Phil Vermeer, Ryan Aylesworth (later on the meeting)

I. CALL MEETING TO ORDER

II. SELECTMEN'S REPORT

Met last Monday. Trying to get people to hook up on the sewer line on Route 4. Route 4-A hook ups as well. Budget overviews. Given the Shaker Bridge Theater permission to serve wine at their events. Casella's will be meeting with the Town in regards to citizen complaints. 3rd Party billing for the Ambulance services to be discussed.

III. CITIZENS FORUM

Dr. Hettleman wanted to comment about the alley-way between 62 and 64 Main Street being approved as a driveway. He read a letter dated December 12, 2018. He is disappointed by the approval of the use of this driveway. The letter is available with these meeting minutes. Board member David Fracht shared Dr. Hettelman's concerns and added that there is a doorway-entrance in this alley way. The State of NH approved a curb cut making this a driveway. Dr. Hettleman pointed out that he is not asking for an appeal or continuation of his concerns. Selectman Kluge reiterated that the town does not take this lightly.

David Fracht recused himself from the board and joined the public to speak.

IV. CONCEPTUAL HEARING

David Fracht informed the board that the former proposal for a bakery and child care, next to the laundromat may be moot, and he would like to open a business in this facility. He asked the board if they would have to go through the entire process. Selectman Kluge felt he would not have too, and that this is just a change of use. This will be heard at the next meeting.

47 V. PUBLIC HEARINGS

48 David Fracht rejoined the Board

- 49
- 50 1. Agree Limited Partnership & Mascoma Valley School District will present a plan for a boundary
- 51 line adjustment between parcels 15-10A & 10, at 547 & 543 US Rte 4, at the east boundary of the
- 52 Family Dollar property.

53

54 Motion to accept the application as complete, per Scott Osgood and vote was unanimously.

55 Ann Kynor, of Agree Limited Partnership presented and provided illustration for drainage

56 easement, as well as the line adjustment.

57

58 ***Motion to accept the boundary line adjustment as presented came forward from David Fracht,***

59 ***with a second from John Kluge and passed unanimously.***

60

- 61 2. Scott Sanborn of Cardigan Mountain Land Surveys LLC will present a Boundary Line adjustment
- 62 for the Vermeer Group of Parcels 33-50 & 33-10 at 45 & 43 Flanders Road.

63 Motions to accept the application as complete were provided unanimously.

64 Scott Sanborn presented and provided a plat showing the adjustment of just over a half an acre.

65 This makes the lot more conforming.

66

67 David Fracht pointed out the setback; Sanborn agreed that it is tight.

68

69 Motion to close the public hearing at 7:27 p.m. and passed unanimously.

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71 ***David Fracht made a motion to accept the boundary line as presented. Second from Kurt***

72 ***Gotthardt. Passed unanimously.***

73

- 74 3. Bruce Bergeron of BMB Real Estate LLC will present a revised Site Plan at 297 US Rte 4, Parcel
- 75 33- 032, the site for the future Jake's Market. The plan has been revised to accommodate the change
- 76 in driveway conditions required by the Department of Transportation

77 Motion to accept the application as complete from David Fracht with a second from Kurt Gotthardt.

78 Passed unanimously.

79

80 Bruce Bergeron presented the changes in driveway conditions as required by the DOT. The pumps

81 are now 2 parallel islands. 2 Dispensers, usable from both sides, per island.

82

83 The lighting changes:

- 84 • one pole taken away
- 85 • added 2 lights in the exit of the driveway to Maple St
- 86

87 Lights will be turned off when the store closes – 10 p.m. usually. Questions raised as to if there

88 enough lighting illumination for the sidewalk areas where many people traverse?

89 The signs that indicate the price of gasoline could possess internally or externally lighting. One is

90 manual and one is done inside the building. Eric Russell prefers the internal lighting, John Kluge

91 agreed, as well as, Dan Kiley.

92

93 Mr. Bergeron will be back before the board in follow up to the lighting concerns and Isometric

94 drawing.

Motion to close this public hearing came at 8:06 from Dave Fracht with a second from Dan Kiley and passed unanimously.

David Fracht made a Motion to approve as presented with one exception- the applicant provide extra isometric lighting plan for review and approval by this board. John Kluge seconded this. Passed unanimously.

VI. BUSINESS DISCUSSIONS

1. Approval of Conditions for 60-62 Main St Site Plan for two residential uses at grade – Corrected the language of the condition to say a workable driveway. Conditions deemed to have been met, and the Notice of Decision was signed off.
2. Review potential Zoning Ordinance Changes – review changes –
Fracht corrected a sentence on height of the original structure. It can be made smaller. Structures can be 35 feet tall. This will allow them to build what they did have, the same footprint and add not to exceed. Also, tighten the verbiage of footprint. Board decided o not move on the change to dimension as noted in the current ordinance.
Kennel verbiage – add Special Exception.
Non conforming uses – typo's. Abandon, forfeit.
Public hearing on January 9th, 2019
3. Discussion on Master Plan - Ryan stated negotiations are ongoing with he RPC on cost.

VII. COMMUNICATION

VIII. APPROVAL OF MINUTES

1. Minutes of November 28, 2018-
David Fracht made a motion to approve the minutes with a second from Dan Kiley.
Kurt Gotthardt – page 2, first line – all animals will be kept in the building.... Outdoor play units. [contradiction-this was actually said].
Corrections – Nov 14th minutes.

Motion to accept the minutes as amended from Fracht, Jim Bonner second this. Passed with one abstention.

IX. NEW BUSINESS

Our Planning Director - Scott Osgood is resigning his position with the Town of Enfield. His last day is Friday, December 21st, 2018; he will be available for one month to assist the Town of Enfield.

X. NEXT MEETING

1. Regular Planning Board Meeting – January 9, 2019

ADJOURNMENT

John Kluge made a motion to adjourn at 8:45 p.m. with a second from Eric Russell and passed unanimously.

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203 XI. CALL MEETING TO ORDER – 7:00 pm
204 Chair Kiley appointed Jim Bonner as a sitting member
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206 XII. SELECTMEN'S REPORT – Not reported
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208 XIII. CITIZENS FORUM
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210 XIV. CONCEPTUAL HEARING - none
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212 XV. PUBLIC HEARING
213 1. Case P 18-11-02 Site Plan Review 180 US Rte. 4 Change of use from Roller Skating Rink
214 To Pet Daycare and Boarding Services
215 Chair Kiley read the Public Notice, asked Planning Administrator if the application was complete.
216 He noted it was complete. Rite motioned to open the hearing, seconded by ____, unanimous vote.
217
218 Peter Martin, applicant, spoke for the request. He provided additional documents, two additional
219 photos of the site and additional copies of the large scale plan.
220
221 Mr. Martin read the detail of the cover letter. He noted the Roller Skating Rink has been in operation
222 since 1977, under his ownership since 1987. He stated that the market has decreased substantially
223 over the years, with Roller Blades becoming more popular.
224 He noted the building had been approved as a storage facility.
225 Noted he will not be breeding animals, only taking care of family pets. Noted the hours will vary.
226 Noted traffic on the road is very heavy at times. Has done noise studies and found the greatest noise
227 comes from the traffic. Noted that the building has a relatively new roof which deadens some of the
228 noise.
229 Peter went over the many items contained in the cover letter.
230 Explained that the lighting has been changed to LED's. The building has exterior security lights. in
231 front and the back.
232 All animals will be kept in the building. The business will be run by Peter and Diane. Others will be
233 hired. Said everything will be contained within the building. They hope the pets will be able to
234 interact with each other.
235 Peter stated that he owns the corner lot on the east side of the property. Has plans to clean up and
236 manicure the site. Is concerned about the drainage conduit running across his property. Will
237 maintain and expand the tree buffers. The building has an approved septic system. To be retested
238 Has UV lighting to sanitize the water.
239 In regard to meeting the spirit of the ordinance, he noted the facility does not get a lot of use. Is used
240 mostly by out of Towners, few locals come by. Said the rink has been losing money for 20 years. .
241 Dan asked if there would be play areas for the pets outside during the summer, Peter said there
242 would be.
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244 The meeting was open to the public:
245
246 Chris Jones expressed concerns over the noise levels. He said they can hear business noise from
247 Route 4 from his home on May St.

Peter said if there are noisy dogs they would be moved inside. He would control the barking.

Mike Jones stated they can be heard from the Canaan side of May St. He asked if Peter has considered a stockade fence. Peter said he is looking into the white vinyl fences.

He wants to avoid using chain link fences.

Peters noted the heavy music noise coming from the roller rink has been turned down.

Peter noted he has not decided how to deal with the animal waste to be generated. Said it will not go into the current septic system. Current though is to have it hauled off site.

Expectation is to house between 30 and 60 animals per day.

Said if noise is an issue he would install more insulation into the building.

Said cats would be a different story. Said they play together. Will be a different regimen. Said he is still doing research.

In closing the public hearing, Chris restated his concern for potential noise. Overall he has a positive view of the use. Said berms may be a good sound barrier. As well as more trees. . Hopes there is no late night music.

He asked if the light on Rte 4 is still in operation. Answer was yes, but DOT is taking it down.

Public hearing closed at 7:37 Rita moved and David 2nd.

Kurt expressed concerns that this is not a permitted use. Said a variance should have been applied for. Peter responded that none is needed. The business being a service establishment is permitted in the district. Kurt replied that Kennels were signaled out is a recent Zoning Ordinance upgrade.

Scott noted that the language on Kennels does state the raising and boarding of animals is a restricted use. This business is only keeping the animal for a short time. This type if use was not the target of the Kennel language, and should not be an excluded use.

A motion to accept the plan was taken to see if a variance should be required; Vote was 4 against, one for and one abstention. No variance request would be required.

Peter noted the waiver request asked for a waiver to not provide a full survey of the lot. Motion to accept the request by David Fracht, 2nd from Rita Seto, passed unanimously.

Kurt raised the issue of the need for a State Driveway permit. Dan said the Board cannot require the permit, as it is a State Road, with State having jurisdiction of the permit.

Discussion on existing billboard. Dan stated it is a grandfathered sign, and is on wheels, also does not fall in to the Town Sign ordinance.

Discussed exterior lighting. Peter noted some upgrades will be necessary. Kurt noted they will need to have cutoffs. Peter stated he would be installing cameras.

Discussed work to be done outside. Fencing to hold animals would be necessary. Could be portable fencing. Peter was directed to provide a plan showing the outside areas to be used.

David moved to accept the plan with conditions. 2nd by _____

Conditions are:

1) Provide a plan showing locations and type of fencing and any outdoor modifications to the site.

296 2) Contact DOT to find out if a driveway permit would be needed. Get the answer in writing from
 297 DOT
 298 Motion to approve by _____, 2nd by _____ Vote was 4 yes, 2 no, Conditional Approval granted.
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 300 XVI. BUSINESS DISCUSSIONS
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 302 4. Approval of Conditions for 60-62 Main St Site Plan for two residential uses at grade.
 303 5. Discussion on the wording of the Conditional approval. Language of condition changed to say
 304 "Provide a workable driveway"
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 306 6. Review potential Zoning Ordinance Changes – Changes made to the draft document. Changed wrong
 307 regarding height, and removed the CB district from the changes to the sign requirements.
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 309 7. Discussion on Master Plan - Work to begin in January
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 311 8. 10 Year Plan Requests – Four requests submitted. For UVLSRPC to send to the State.
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 313 XVII. COMMUNICATION
 314 Notified Board of two wetland permit applications:
 315 1. Wetland Permit by Notification- Retaining Wall Replacement – 35 Algonquin Rd
 316 2. Wetland Permit by Notification- Retaining Wall Replacement – 69 Algonquin Rd
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 318 XVIII. APPROVAL OF MINUTES
 319 1. Minutes of November 14, 2018 – Not addressed
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 321 XIX. NEW BUSINESS
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 323 XX. NEXT MEETING
 324 1. Regular Planning Board Meeting –December 12, 2018
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 326 XXI. ADJOURNMENT