

Enfield Planning Board

Meeting Minutes

January 9, 2019 - 7 pm

PRESENT: Dan Kiley-Chairman, Kurt Gotthardt, Eric Russell, David Fracht-vice chair, and Paula Rowe.

Absent: John Kluge-Selectman, Jim Bonner, Rita Seto.

The four members make a quorum.

Planning Board computer for past and future minutes is broken and not available. The interim Planning Board Administrator is unable to make Wednesday evening meetings.

No minutes to review..

Review for Public Hearing on Zoning regulations as follows:

1. Change the definition of setbacks on lots on all roads in the R1, R3, R5, C/B, C/I, and C. Road front setback to equal side setbacks as measured from the property line. THIS WILL BE DELETED.
2. Setbacks shall be measured from the drip line and include but not be limited to decks, roof overhang, fireplaces, and any bump outs on the structure. (current practice).
3. Sheds of any size are not allowed in the setback (current practice) change to: Sheds under 120 square feet are not allowed in the setback.
4. Setbacks on private roads shall be the same distance as the side and rear setbacks. THIS WILL BE DELETED.

Non Conforming Lots:

Section 413 Page 58

Non-conforming lots and uses.

Paragraph 2

Any non-conforming uses existing on the effective date of the Ordinance shall be considered a lawful use and can be continued. Even though the lot Where the Use is Located does not comply with the minimum lot size or frontage requirement. The use may be continued provided all other standards of the district in which it is located are met.

413 Paragraph 4:

the replacement uses (or building and structures, if applicable) must be in the same location and of the same or less dimensions as before the damage. We will use: The dimensions include length, width, and not to exceed the height of the original structure.

ACCESSORY DWELLING UNITS

Revise Definition of ADU to meet revision 2017 version of RSA allowing two bedrooms.

Accessory Dwelling Unit: A single apartment of no more than 800 square feet, containing no more than two bedrooms and one bathroom. The apartment and main dwelling are exempt from distinct acreage density requirements and must remain under one ownership.

Allows ADU by right.

Kennel: The boarding and breeding, raising of two or more dogs, cats, or other household pets of any age not owned by the owner or occupant are allowed in the C/I, C/B of the premises for commercial gain.

Kennels will be allowed in the C/B, Route 4.

SIGNS

Provide a simpler system for off premise signs. Section 408 Paragraph C

Signs shall refer only to a use, activity or business carried on the lot upon which they are situated except that the ZONING ADMINISTRATOR may grant permission for erection, of off the premises, of a limited number of non-illuminated sign, providing the following conditions are met:

1. Each sign not exceed three square feet.
2. Intended solely to give directional information.
3. No more than 3 signs for any one business town-wide.

Chairman Kiley will forward the changes for posting on the warrant.

Kurt asked about replacing our Planning Board Administrator. The Town Manager already has 4 applicants. Our agenda's are not on the town website and Chair Kiley will speak to Alisa Bonnette about this.

The meeting adjourned at 8:05 p.m.