

# **Enfield Planning Board- Meeting Minutes**

**February 26, 2020 7:00 pm (DPW Building)**

Members Present: Kurt Gotthard, Linda Jones, Phil Vermeer, John Kluge, Erik Russell, David Fracht- Chairman, Dan Kiley, Jim Bonner-videographer and alternate member, and Paula Rowe- alternate member and recording secretary

Members Excused: None

Staff Present: Rob Taylor- Land Use Administrator, Ryan Aylesworth- Town Manager

Guests: Randy Howe, Robert Keane, Pal V. P., Joseph Forestaire, Jim Kelleher, Mike Moore, Joey Pellegrino, Scott Sanborn, Noah Aiken, Scott Aiken, Chris Aiken, Bob LaCroix, June Rock, Daniel Rock, Dan Evans

## I. Call to Order

Chairman Fracht called the meeting to order at 7:03 p.m.

## II. Approval of Minutes

Dan Kiley made a motion to accept the minutes of February 12, 2020 with a second from Kurt Gotthardt. All members were in favor with one abstention.

## III. Public Comments

Mike Moore was recognized to discuss some NH legislation that will impact local land use control. He asked if the Planning Board was familiar with any of these issues. Chairman Fracht indicated that the board has discussed a number of these issues and has asked the Town's Legal Counsel for opinions. He also indicated that the PB was generally not in favor of any legislation that gives up local control. The board has not come up with a formal plan of action at this time. Mr. Moore said he was concerned and feels other citizens do not know about this. Kurt Gotthardt asked if he has done a letter for our State Reps and representatives. HB 629 was addressed. Rob Taylor accepted the letter to further advise the board on. The board thanked the Mr. Moore for his awareness. It was decided that the Land Use administrator should reach out to the legislative delegation to invite them to the next meeting for a discussion.

## IV. Selectboard Report

John Kluge, Selectman did not have anything to report.

## V. Hearings:

I. Scott Sanborn of Cardigan Mountain Land Surveys, LLC, on behalf of DJD Associates, LLC will request approval of a minor 2 lot subdivision of a parcel at 32 Furlow Lane, Tax Map 6, Lot 13B. The subject property lies partially in two zoning districts: the Rural Residential-Agricultural (R5) and the Commercial Industrial (C/I).

The Board moved forward with opening this up as a Public Hearing by Motion that passed. Scott Sanborn was in attendance for DJD Assoc LLC with Dan Evans in attendance. This lot has 100 acres in Lebanon just a little over 43 acres in Enfield. This is off Eastman Hill and is on Furlow Lane. This will be Lot 1 in the Residential District and the second lot is in the R 5. Admin Taylor reiterated the Class V roads which are the lowest town maintained. There is ample frontage for both lots. There are some cleared lots most is wooded. Gotthardt said the town does not have an easement to turn around on Furlow and they maintain this road. A written agreement would be advisable. This would protect the landowner and the board suggests this. Kurt asked if the Lebanon side has any problem with the town-line location.

The Public Hearing was closed at 7:23 p.m. by motion that unanimously passed.

The Board motioned for no further discussion unanimously.

Chairman Fracht asked the board for vote and the Board passed this unanimously.

II. Joseph Pellegrino of Pellegrino's LLC has applied for Site P an Review to operate a food market/grocery and Italian Deli at 505 US Route 4, Tax Map 15, Lot 10-4. Site is owned by Indian River Realty LLC.

Mr. Pellegrino was in attendance to represent 505 US Route 4.

Dan Kiley made a motion with a second from Erik Russell to open the public hearing and passed unanimously.

Mr. Pellegrino informed that they will be selling pumpkins, hanging baskets, flowers and plants as they previously did in their old location. They would like to have 6 or 8 table's outside for individuals to eat at from the Deli. This is all take out with no service to the tables. They have already placed a new sign that was approved. There are some open business spaces still available with some interests solicited. He will be cutting some meat and selling sandwiches. Dumpsters will be on the East side of the lot. Chairman Fracht said dumpsters need to be enclosed/ fenced in. Pellegrino said he would do whatever he has to, but, had not done this yet. Kurt G. asked if there would be enough parking available and Chair Fracht confirmed. Kurt G. asked if there would be any new lighting installed and Pellegrino said not really and felt he didn't need any more lighting then what came with the property. He plans to be open 9 to 4 on Sundays and Monday to Saturday 9 to 6; believing he may expand to an 8 p.m. closing time.

Motion to close the public hearing was unanimous.

Dan Kiley made a motion to approve as presented with the condition that he screen the dumpster area within the next 6 months, with a second from John Kluge and Linda Jones. The motion passed unanimously.

## VI. Conceptual Hearings

Randy Howe - Carwash on US Route 4. Randy Howe, and his representative and Mr. Keene of Auto Wash. Howe is planning a building with 3 automatic car wash area's - entering from the back side. There will be automatic pay stations. Vacuums. Dumpster. Exit back out the front. The Board discussed fenestration of the front. They are going to have some windows in the garage front doors. The building appears to be as attractive as a car wash can be. He has given thought to a few self serve bays in the distant future and has plenty of room for this. Catch basins of 4 feet deep assists with filtering as this is on the town water and sewer system. He already has an approved connection with the town. This business will be open 24/7. Kurt went over the town lighting, cosmetics of this district, and signage with Mr. Howe. Zoning Regs 401.6 needs to be adhered to as well. Chairman Fracht said he would like to see a little more detail on traffic flow and landscaping, where the signage at the final hearing.

Jim Kelleher - Main Street Town Homes - Mr. Kelleher was in attendance to present. His first conceptual was in 2018. There will be 5 units and ample parking and all 1 bedroom units. Variances will be needed for setbacks. The Rail Trail is behind the proposed buildings. Kelleher will need to go before the ZBA for the variances and back to the board for final hearing.

Scott Aiken - Lovejoy Brook Road Storage - Mr. Aiken and his sons were present for discussion. In 2007 Bob Lacroix subdivided the entire lot, keeping only one building and selling the other 3 buildings to Aiken. The property has the town water and private septic system. Aiken would like to buy this last building, they are asking if they need any other approvals. The board said no, only if there is a change of use. If this is being done for storage they do not to go any further with us.

## VII. New Business

Admin Taylor informed the board that Lebanon is considering discontinuing 4 Class VI roads in the City. Two of these roads link directly to Enfield Class VI roads. These roads are Atherton and McAlister off Methodist Hill and connect down to Rt 120 Lebanon. TM Aylesworth has reached out to the Conservation Commission about this matter. Admin Taylor has written a letter to Lebanon's mayor Tim McNamara. Chair Fracht reviewed the letter with a couple of thoughts for Admin Taylor. Kurt asked Admin Taylor to add that the State is not in favor of discontinuing Class VI Roads. Chair Fracht made a motion to the board members for a vote of the letter and all were in

agreement with sending the letter to Lebanon. A meeting in Lebanon on March 4th will be attended by Chair Fracht and hopefully Kurt Gotthardt, TM Aylesworth.

#### VIII. Old Business

Chair Fracht gave an update on the Master Plan bids received. Various bids. Admin Taylor has talked with all 4 bidders. The final logo's were presented to the board in 3 different arrays. Advisement from TM Aylesworth regarding Master Planning 2020 underneath the Enfield Leaps may be changeable to using the word community. The coloring will be changed to a darker green and the blue to more of a navy.

#### IX. Communications

Admin Taylor informed of a shoreland application on Meadow Lane.  
Notice of minimum application for Bassy Lane.

#### X. Next Meeting

March 11, 2020

Admin Taylor will be inviting some of our State Representatives to attend the meeting.

#### XI. Adjournment

Motion to adjourn came at 8:52 p.m. from John Kluge with a second from Linda Jones and carried.