

ENFIELD PLANNING BOARD

MEETING MINUTES

January 21, 2019 – 7 pm

Present: Dan Kiley Chair, Dave Fracht vice Chair, John Kluge Selectman ex-officio, Kurt Gotthardt, Eric Russell, Rita Seto, Jim Bonner alternate.

Public: Cecillia Aufiero

I Meeting Called To Order

II Selectmen's Report

John reported that the Select Board had met on January 7 and discussed the proposed warrant articles that would be on the town meeting ballot. They also had a discussion of CIP Items that were being proposed by the Committee.

III Citizens Forum

None

IV Conceptual Hearing

None

V. Public Hearings

Zoning Changes

It was decided that we would discuss them individually

SETBACKS

- 1) Setbacks shall **BE MEASURED FROM THE DRIP LINE AND INCLUDE BUT NOT BE LIMITED TO** decks, roof overhang, fireplaces, and any bumpouts on the structure. (current practice)

This was discussed and accepted as proposed

- 2) SHEDS UNDER 120 SQUARE FEET ARE allowed in the setback

After discussion by the board it was decided to eliminate this change and that we need to look further into it as it could have a negative effect on the shoreline and wetland setbacks.

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.

After discussion John Kluge said that after “frontage requirement it should have a Comma and not a period the board agreed and the change will be made in the article wording.

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. The dimensions include length, width, and height of the original structure.

After discussion it was decided that we would change the first sentence to “ The replacement building and structures must be in the same location, and of the same or less dimensions as before the damage.

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, **AS DEFINED IN RSA 674:71,:72,:73**. The apartment and main dwelling are exempt from distinct acreage density requirements and must remain under one ownership

DETACHED ACCESSORY DWELLINGS ARE ALLOWED BY RIGHT.

The article was discussed and accepted as written

KENNELS

KENNELS ARE ALLOWED IN THE C/B & RT4 DISTRICTS WITH A SPECIAL EXCEPTION.

This was discussed and accepted by board

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 exceeding three square feet
2. Intended solely to give directional information.
3. **NO MORE THAN 3 SIGNS FOR ANY ONE BUSINESS TOWNWIDE.**

After discussion of the size of the sign and how it could be situated it was accepted.

A motion was made by Dave Fracht and seconded by Rita Seto to put the articles on the warrant as amended. Passed 6 yes 0 no 0 abstention

VI Business Discussions

The case of the Keene restaurant and its sign that was being thought to be not appropriate by the City pf Keene was discussed and the consensus of the board was that wording on a sign was not covered by our regulations and wen did not want to get into censorship.

VII Communications

None

VIII Appoval of minutes

Minutes of January 9, 2019

Decided to hold off on approval.

IX New Business

None

X Next Meeting

February 27, 2019

Adjournment

Meeting was adjourned at 7:48 motion by John Kluge seconded by Dave Fracht.