

Enfield Planning Board – Meeting Minutes

ZOOM ONLINE MEETING PLATFORM

September 9th, 2020

BOARD MEMBERS PRESENT: David Fracht (Chair), Kurt Gotthardt, Dan Kiley (Secretary), Erik Russell (Vice Chair), John Kluge, Linda Jones and Phil Vermeer

BOARD MEMBERS ABSENT: Jim Bonner (alternate and videographer)

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator, Barbara Higgins-Recording Secretary

GUESTS: Randy Howe-Randy's Carwash, Bob Keane, Celie Aufiero, Jon Rokeh-Consulting Engineer on Randy's Carwash

I. CALL MEETING TO ORDER

Chairman Fracht called the virtual ZOOM meeting to order at 7:02 p.m. He took a "roll call" of members present for attendance.

Mr. Taylor told the Board that he had heard from Paula Stone. She expressed her regret but would need to step down as an alternate and recording secretary for the Planning Board. Mr. Taylor, with the Board's permission, will draft a letter to Ms. Stone from the Board expressing their appreciation for her service.

II. PUBLIC COMMENTS

None

Ms. Linda Jones joined the meeting at 7:05 PM.

III. SELECTMEN'S REPORT

Mr. Kluge-Selectman reported that he was informed that voting went smoothly in the Town of Enfield. Even though it was very busy at the polling place the people working the polls did an outstanding job all day long. Because it was so busy the Select board may need to re-look at using Whitney Hall for the elections in November.

The Town of Enfield had a special meeting for the drought that is happening right now in this area. The Town is imposing a water shortage edict on municipal water usage. The people of the Town who use municipal water can not use it to water

lawns, gardens or wash cars. The Town is also strongly encouraging people with wells to also restrict their water usage.

IV. REVIEW AND APPROVE MEETING MINUTES: August 12th, 2020

Mr. Kiley *MOVED* to approve the August 12th, 2020 Minutes as presented in the September 9th, 2020 agenda packet.

Seconded by Mr. Gotthardt.

Roll Call Vote:

Dan Kiley, Kurt Gotthardt, Linda Jones. and David Fracht all voting Yea.

Erik Russell and John Kluge abstained.

None voted Nay.

**** The Vote on the MOTION was approved (4-2-0).***

V. HEARINGS:

Continued from July 22nd, 2020 and August 12th, 2020. Enfield Land Use Case **P20-07-04**, Randy Howe (of Randy's Carwash) is seeking Major Site Plan Approval to operate a carwash at 572 US Road 4 (Tax Map 15, Lot 17). The site is in the Route 4 Zoning District.

Chair Fracht started the hearing by going over some paperwork issues. The Board had received a survey by the Kellogg Company that does not have a seal or signature on it. They also received a second set of plans from Cardigan Mt. that was signed. Mr. Jon Rokeh said he would get the survey that Kellogg did signed and get it into the Board.

Chair Fracht also noticed that the Town tax map shows the property being a rectangular lot of 2.2 acres and the surveys show the property being triangle shaped with .98 acres. It was decided that the difference in the two maps was created when the State of NH moved the right of way of Route 4 North back in the 1940s which cause the discrepancy. Chair Fracht said that he was reasonably satisfied that the surveys and lot lines are correct.

Mr. Rokeh gave his presentation for Randy's Carwash. He showed on the survey the old right-of-way area that currently belongs to the State of NH. They designed the site to go within the boundary lines that the surveyors show on their map. The Carwash has received a driveway permit from the State of NH. Mr. Rokeh proceeded to go over the survey map and where water flow will go, landscaping will be, parking spots for the people who will maintain the carwash machines, infiltration ponds, swales, with permanent erosion protection in them will be, and where the dumpster and lighting will be. The lights for the carwash sign will be downward facing, dark sky compliant. They have also added snow storage onto their plan as well.

Phil Vermeer joined the meeting at 7:28PM.

Mr. Howe estimated about how much water may be used a year for the carwash. It averaged out to approximately 31 gallons of water per car and approximately 15,000 washes per year. Mr. Kluge wondered what the carwash would do if the Town of Enfield put a strict edict in for washing cars and shut down the carwash. Mr. Howe said he did not think there was a well on the site. Mr. Rokeh said that in other parts of the country businesses have rented tanker trucks to run the carwash.

Mr. Vermeer asked if it was possible to recycle the water? Mr. Rokeh said the machinery for the carwash have water saving consumption cycles that they could use in water conserving times.

Chair Fracht had questions about the site plan including how the Carwash was protecting cars from the 4-foot steep grade on the edge of the driveway and how will the lanes be designated that the people will use to enter the carwash? Mr. Rokeh said they will be putting in guardrails near the drop off and Mr. Howe said they will be painting lines on the driveway to direct the drivers through the carwash.

Mr. Kiley said that the application that was put before the Board was a great application.

Mr. Gotthardt asked about the curb cuts onto the property? Mr. Rokeh said the State of NH eliminated one curb cut and gave them 1 entrance and exit way. Mr. Gotthardt was also concerned about the 20-foot setback from the property lines and pointed out that the driveway was within the 20-foot setback. Chair Fracht said he believed that a parking lot was considered a structure but that this was a driveway which was not considered a structure which would make it exempt.

Mr. Gotthardt had a concern about the light spill over off the property at the entrance of the carwash. Mr. Rokeh said he will take care of that so that there is no spillover.

Chair Fracht asked about the storage of fuel on the property? Mr. Howe said that there will be a 1,000-gallon propane tank buried underground by the maintenance parking spaces with bollards to keep people from driving over it. Chair Fracht also asked if there would be any facilities for the people who work on the machinery to use when necessary? Mr. How said there would be a bathroom added on.

Ms. Celie Aufiero asked which lot the Carwash was going to be on? She was also concerned about oil draining into the runoff ponds. Mr. Rokeh explained which lot Randy's Carwash was being built on and explained that all wash water would be going into the Town's sewer system and the ponds would just be receiving normal driveway water runoff. Mr. Howe also said that he would have video surveillance on the premises to keep an eye on the facility.

Chair Fracht closed the public hearing at 8:03 PM.

Enfield Planning Board Minutes, Wednesday, September 9th, 2020

Mr. Gotthardt MOVED to approve the site plan application for Randy's Carwash to be located at 572 US Route 4 (Tax Map 15, Lot 17) in the Route 4 Zoning District with the condition that the spillover from the lighting plan be corrected to adhere to the Town of Enfield's regulations as well as the submission of final documentation satisfactory to the Zoning Administrator.

Seconded by Mr. Kluge.

Roll Call Vote:

Dan Kiley, Kurt Gotthardt, David Fracht, Phil Vermeer, John Kluge, Erik Russell and Linda Jones all voting Yea.

None voted Nay.

**** The Vote on the MOTION was approved (7-0).***

VI. CONCEPTUAL DISCUSSIONS: None

VII. NEW BUSINESS: None

VIII. OLD BUSINESS:

Mr. Gotthardt asked about the Master Plan. Chair Fracht and Mr. Kiley met with Mr. Taylor about the Master Plan. They discussed housing, transportation, land use and visioning. Mr. Taylor will e-mail the document that they created to the Board members. Mr. Gotthardt looked around on the internet and found a Master Plan questionnaire that Allentown, NH had used. He thought that it may be something the Board could look at and use as a template for the Town of Enfield's survey questions.

IX. NEXT MEETING:

September 23rd, 2020-Master Plan Discussion

X. ADJOURNMENT:

A MOTION was made by Mr. Kluge to adjourn the meeting at 8:15 PM.

The MOTION was seconded by Mr. Kiley.

Roll Call Vote:

Dan Kiley, Kurt Gotthardt, Phil Vermeer, David Fracht, Linda Jones, Erik Russell, and John Kluge all voting Yea.

None voted Nay.

**** The Vote on the MOTION was approved (7-0).***

Enfield Planning Board Minutes, Wednesday, September 9th, 2020

Respectfully submitted,
Barbara Higgins
Recording Secretary