

Enfield Planning Board – Meeting Minutes**DEPT OF PUBLIC WORKS/MICROSOFT TEAMS****July 26, 2023**

PLANNING BOARD MEMBERS PRESENT: David Fracht (Chair, Teams), Dan Kiley (Vice-Chair), Linda Jones, Erik Russell (Selectboard Representative), Tim Jennings (Secretary), Brad Rich, Kurt Gotthardt (Alternate), Whitney Banker (Alternate)

PLANNING BOARD MEMBERS ABSENT: Phil Vermeer, Jim Bonner (Alternate and Videographer)

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator, Whitney Banker-Recording Secretary

GUESTS: Liz Sauchelli (Valley News, Teams), Ed Morris (Town Manager), Lindsay Walkinshaw (Dartmouth College), Nik Fiore (Engineering Ventures), Mike Farhm (Dartmouth College), John Pellerin, Vicki Pellerin, Roy Holland, Tom & Kim Potter, Chris Cook, Richard Whitmore, Tina Brayton, Patrick O’Hern, John Brady, Shirley Green (Teams),

I. CALL MEETING TO ORDER:

Vice-Chair Kiley called the meeting to order at 6:32 p.m. and took attendance.

Vice-Chair Kiley elevated Ms. Banker to vote for tonight’s meeting in place of Mr. Vermeer.

II. PUBLIC COMMENTS:

None.

III. SELECTBOARD REPORT: Erik Russell

The Johnston Property Use Committee (JPUC) presented an excellent report on their work. Their recommendation was a mixture of the town retaining property and potentially selling some. The next step is to clarify right-of-way issues with town counsel and to hold an additional public hearing regarding final decisions to be made.

There was a Selectboard retreat along with some town staff to discuss strategic planning.

Craig Sanborn, with CHVTC (Cardigan Highlanders Volunteer Trail Crew), was appointed as a trail master for town properties.

IV. LAND USE ADMINISTRATOR REPORT: Rob Taylor

The town has received 99 building permits for the year so far (the same as last year at this point, which was also a busy year).

Enfield Planning Board Minutes, July 26, 2023

Mr. Ehrenzweig has been busy with health officer work, including a failing septic system at a resident-owned community and usual trash-around-property issues.

There has been recent zoning enforcement work, including setback intrusions and upcoming hearings for the August meeting.

Mr. Taylor met with the PlaceSense consultants to work on the contract between the town and them. The next phase for the Master Plan will be further out, and the Zoning Re-Write will begin sooner. PlaceSense will attend the Planning Board's August 9 meeting for an informal review.

Two potential developments interested in coming to town continue to work with NH DOT (NH Department of Transportation) to determine whether they can move forward. There are no formal applications for either development at this time.

V. HEARINGS:

A. P23-07-01, The Trustees of Dartmouth College have applied for Minor Site Plan Review to construct and operate a new (replacement) sailing facility at 142 Shaker Boulevard (map 27, lot 13). The subject parcel is 2.72 acres and is located within the "R1" zoning district. The property is owned by the Trustees of Dartmouth College of Hanover, NH.

Mr. Taylor confirmed that he felt the application was complete.

Vice-Chair Kiley let the applicants know that only six members are present, and the board is not at a full 7, so they may choose whether to proceed. They wished to proceed. Chair Fracht arrived via Teams shortly after, making an entire board of 7.

Ms. Walkinshaw provided an overview of the existing buildings and the proposed changes.

Mr. Whitmore provided an overview of the benefit of the boat house facility to students.

The proposed boat barn will allow rigging and full sails to be put up and boats moved directly into the water.

The site has a steep slope. Upper and lower parking lots will be accessible from each floor of the student facility. ADA accessibility will be from the top floor, with a lift inside the building, and further ADA access from the bottom floor of the boat house facility to the boat barn.

The size of the program will remain the same. Parking will remain the same but improved for accessibility.

All lighting features will be downcast and shielded. Night use is minimal.

The NH DES (NH Department of Environmental Services) approved the shoreland permit on July 13, 2023. The town has a copy of the approved permit. The septic system approval is pending NH DES approval. The septic tank will be new, and the existing leech field will be expanded. Approval of the septic is expected within the next month.

Roof runoff is treated and held to have post-development runoff rates below their existing rates. Erosion control is also planned for the site.

Several trees will be removed within the 50' shoreland area, which Dartmouth's arborist identified as dead or diseased.

Only a few were not identified by the arborist and will be removed in this area.

The septic system's leech field is beneath one of the parking lots. The tank will be behind the proposed boat house facility.

Seasonal, low-maintenance vegetative grasses and flowering plants are planned.

Currently, 36 boats are stored inside, and 20 are kept outside. There is no increase or decrease in the number of boats.

Chair Fracht commented that the proposal was well put together.

The overall square footage changes:

Building	Existing	Proposed	Total Change
Boathouse/Clubhouse	1,680 SF	5,398 SF	+3718 SF
Garage	1,248 SF	3,564 SF	+2,316 SF
Shed	585 SF	585 SF	Unchanged

The facility closes down during the winter season.

No increase in traffic is expected with the facility updates.

Vice-Chair Kiley pointed out two conditions he saw for approval, the final septic design approval, and the lighting plan.

Current social events planned would continue to be supported. There are no additional events planned.

The Lake Sunapee Yacht Club will be the team's temporary training facility during construction. Additional summer programming will be on hold in 2024 unless the facility can support it.

There is no increase to the dock's size planned.

Vice-Chair Kiley closed the public hearing with no further questions from the board.

Mr. Jennings MOVED to approve the application as presented with the condition of final septic approval by NH DES and a final lighting plan approval by Mr. Taylor, Land Use and Community Development Administrator.

Seconded by Ms. Banker

Roll Call Vote:

David Fracht (Chair, Teams), Dan Kiley (Vice-Chair), Linda Jones, Erik Russell (Selectboard Representative), Tim Jennings (Secretary), Brad Rich, Whitney Banker (Alternate) **all voting Yea.**

None voted Nay.

None Abstained.

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

Vice-Chair Kiley called a 2-minute recess.

B. P23-07-02, RVM Real Estate Holdings, LLC (via Town of Enfield) is seeking minor subdivision approval to create two lots from one at 17 Granite Place (map 15, lot 18-1). The subject parcel is currently 6.41 acres and is located within the Route 4 zoning district. This proposal will create one lot of 3.4 acres (where Shaker Hill Granite is located) and one new lot of 3 acres. The land in question is owned by RVM Real Estate Holdings, LLC.

Mr. Morris has been authorized to speak on behalf of RVM Real Estate Holdings, LLC.

Granite Place is a town-approved, up-to-town-specs Private Road.

There is no issue with Route 4 access for the proposed Public Safety facility. The town will use Granite Place as the main entrance and exit.

The NH DOT is concerned with runoff water management.

The subdivision follows zoning for that district.

The town's proposed lot will be 3.03 acres.

Town water and sewer are available to this property; no septic/well is needed.

163
164 **Ms. Jones *MOVED* to approve the minor subdivision as proposed.**

165 ***Seconded by Mr. Rich***

166
167 **Roll Call Vote:**

168 David Fracht (Chair, Teams), Dan Kiley (Vice-Chair), Linda Jones, Erik Russell (Selectboard
169 Representative), Tim Jennings (Secretary), Brad Rich, Whitney Banker (Alternate) **all voting**
170 **Yea.**

171 **None voted Nay.**

172 **None Abstained.**

173
174 **** The Vote on the MOTION was approved (7-0).***

175
176 **VI. CONCEPTUALS:**

177 **A. Pellerin's Bingo – 453 US Route 4**

178 Ms. Pellerin, Mr. Holland, and Mr. Pellerin introduced themselves.

179
180 They want to put in a Bingo Hall at the LaCroix Shaker Valley Auto sales building.

181
182 Ms. Pellerin has a history of managing Bingo in town and other areas of the state. The facility is
183 a non-profit.

184
185 Ms. Pellerin reviewed the proposed changes in the building, including opening the facility for the
186 bingo hall, updating two ADA bathrooms, and adding ADA parking.

187
188 The facility will sell food, air-fry only.

189
190 Bingo will be planned for Monday-Thursday. Hours will be roughly 3 PM – 9:30PM. Weekends
191 will remain open for additional facility rentals (such as corn hole, cribbage, RC Cars, etc.).

192
193 Mr. Pellerin explained the proposed parking areas.

194
195 Pellerin's will continue to run car sales on a smaller scale than Mr. LaCroix. Part of the proposed
196 facility change will include a small office to continue car sales.

197
198 Maximum seating for Bingo patrons will be 88 seated. In addition, there will be roughly six staff
199 members.

200
201 No alcohol will be sold at the facility.

202
203 The change of use will require a site plan. The Selectboard has put in the condition that facilities
204 in this area must connect to municipal sewer/water. The Zoning Board of Adjustment recently

Enfield Planning Board Minutes, July 26, 2023

put a condition for municipal sewer/water connection on a property up the road, formerly owned by Staggs-Warren.

Mr. Pellerin said he had previously contacted NH DOT but had yet to hear back. Traffic will be mainly in the late evening, outside of heavy commute traffic.

They are working with Mr. Ehrenzweig to ensure the proposed capacity is safe.

VII. REVIEW MEETING MINUTES: July 12, 2023

Ms. Jones MOVED to approve the July 12, 2023 Minutes presented in the July 26, 2023 agenda packet as presented/amended.

Seconded by Mr. Rich

Roll Call Vote:

David Fracht (Chair, Teams), Dan Kiley (Vice-Chair), Linda Jones, Erik Russell (Selectboard Representative), Tim Jennings (Secretary), Brad Rich, Kurt Gotthardt (Alternate), Whitney Banker (Alternate) **all voting Yea.**

None voted Nay.

None Abstained.

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

VIII. NEW BUSINESS:

IX. OLD BUSINESS:

A. Zoning Ordinance Re-Write Project

B. Rules of Procedure Discussion

Mr. Taylor, Chair Fracht, and Mr. Kiley or Mr. Vermeer will meet to discuss the items that require further review by Mr. Morris, including wording changes. The meeting will take place before the Planning Board's first August meeting.

X. PENDING BUSINESS:

XI. NEXT MEETING: August 9, 2023

XII. ADJOURNMENT:

Mr. Rich MOVED to adjourn the meeting at 8:10.

Seconded by Mr. Kiley

247 **Roll Call Vote:**
248 David Fracht (Chair, Teams), Dan Kiley (Vice-Chair), Linda Jones, Erik Russell (Selectboard
249 Representative), Tim Jennings (Secretary), Brad Rich, Whitney Banker (Alternate) **all voting**
250 **Yea.**
251 **None voted Nay.**
252 **None Abstained.**
253
254 ** The Vote on the MOTION was approved (7-0).*
255
256 Respectfully submitted,
257 Whitney Banker
258 Recording Secretary