

Enfield Planning Board Minutes, December 13, 2023

Enfield Planning Board – Meeting Minutes

DEPT OF PUBLIC WORKS/MICROSOFT TEAMS

December 13, 2023

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

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

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator,

GUESTS: None.

I. CALL MEETING TO ORDER:

Chair Fracht called the meeting to order at 6:30 p.m. and took attendance of members.

II. PUBLIC COMMENTS:

None.

III. HEARINGS

None.

IV. CONCEPTUALS

None.

V. SELECTBOARD REPORT: Erik Russell

The town received another highway block grant for \$40k.

The first half of the Shedd St property demolition is complete.

The Marsh Wells pump testing is underway for the new wells.

There is a new cemetery trustee.

VI. LEGISLATIVE REPORT: David Fracht

There are 800+ bills expected in January, with over 40 going to the committee that Chair Fracht is a member of.

Ms. Jones asked about the church being proposed on Greensboro Rd in Hanover and a state RSA that says churches don't have to abide by town regulations. Chair Fracht said he had looked into this after seeing the Valley News article and clarified that the RSA limits the factors a planning board can consider. He would need to read the complete RSA for further comment. Members agreed that it would be important to have the consultant review the RSA and for the board to understand it.

Members discussed challenges with the NH Department of Transportation (DOT) and roadblocks that have come up for developers in the state. Chair Fracht said there is a bill regarding NH DOT process issues, and he would be happy to propose an amendment that makes it easier to work toward housing development.

VII. LAND USE ADMINISTRATOR REPORT: Rob Taylor

Mr. Taylor attended the NH Planners annual meeting on December 1. There was a presentation from the Office of Planning and Development on pending legislation that will impact land use. This included the review of the bill intended to encourage NH DOT to move forward with land use items.

There is a proposal for two Accessory Dwelling Units (ADU) to be allowed statewide, as Enfield has already done.

There was a discussion regarding AI (artificial intelligence), such as Chat GPT, and ethics in utilizing this technology.

The NH Department of Environmental Services (DES) gave a talk about water quality, including the impact of salt usage. The state of NH also offers a salt-certified program for NH DOT workers that will also be open to municipal workers. Cyanobacteria and fertilizer use was another primary topic of discussion around water quality.

Mr. Taylor and Chair Fracht attended a round table at Saint Anselm College, focusing on housing needs in NH. Mr. Taylor spoke about Enfield's two-ADU ordinance, density increases, and sewer expansion. In the last 15 years, the town has added almost 2 miles of sewer line, which is substantial. Mr. Gotthardt asked if there was mention at the conference about why developers are not building homes. Mr. Taylor said that his breakout group discussed the multiple impacts on development: zoning restrictions, labor shortage, material inflation, tax policies, current use, etc.

Whitney Hall offices have moved into the former La Salette building, including the library, vital records, etc. This was a substantial project. The La Salette building had a new roof installed this past week.

Mr. Taylor met today with the developers for Laramie Farms. They have updated their plans. They are proposing 3 buildings of 74 units, 220 apartments (1 and 2 bedrooms), and 80 townhouses (2 and 3 bedrooms). The total number of units is 305. The upper units are apartment buildings, and the lower units are condos. They have reconfigured the driveway plan, including emergency access on Maple St. The developers also own 3 lots on Maple St., where they may propose single-family homes. The project would require a special exception for crossing wetlands and a height variance.

Mr. Jennings asked about the more than one principal building issue. Mr. Taylor asked the board if they would like to schedule a hearing in January to put forth amendments regarding the principal building language. Members discussed the principal building language issues and determined they would not move forward with any changes at this time.

VIII. REVIEW MEETING MINUTES: November 29, 2023

Ms. Jones MOVED to approve the November 29, 2023 Minutes presented in the December 13, 2023 agenda packet as amended.

Seconded by Mr. Rich

**** The Vote on the MOTION was approved (6-0).***

Amendments

Line 79/80 – combine to 1 sentence from “at the time...”

Line 78 – add “building” to DPW

Overall cleanup 78-81

Line 118 – clarify contractor communication with the town.

Line 140 – “raised the same topic”

Line 196 – clarify “having the zoning” and remove comma

IX. NEW BUSINESS:

X. CONTINUING BUSINESS:

A. Rules of Procedure Discussion

Mr. Taylor presented a clean, printed copy for signature.

Mr. Russell MOVED to approve the Rules of Procedure document as presented.

Seconded by Mr. Rich

**** The Vote on the MOTION was approved (6-0).***

Members signed the approved copy.

B. Zoning Ordinance Re-Write Project Update

Resilience Planning & Design provided a proposed scope of work, which Chair Fracht, Mr. Taylor, and Mr. Rich reviewed and provided comments and concerns to the contractor. The contractor revised their contract to address these. The Master Plan contract was also reviewed and updated. The Town Manager has signed both contracts.

Mr. Taylor will send digital copies of the contracts to board members.

There will be a kickoff meeting on December 27 with the new contractor, Resilience Planning & Design, for the zoning rewrite and the master plan.

Chair Fracht asked that some members of the planning board plan to serve on the updated Master Plan Task Force.

Public involvement will include feedback on the Master Plan and Zoning together whenever possible.

There will be two public meetings for input and surveys in digital and hard copy format. After the drafts are written, there will also be a public review and comment session.

Each of the next Master Plan chapters has an existing committee that can also provide feedback. The chapters are Recreation, Heritage and Preservation, Energy, Town Facilities and Services, and Conservation. These committees will be invited to give their input at a future meeting.

Master Plan funds will be encumbered for the entirety of 2024. The Zoning rewrite draft must be complete by July 2024, per NH Housing Opportunity Program (HOP) grant regulations.

Mr. Gotthardt suggested members consider parts of the regulations that need to be addressed and come prepared with a list for the December 27 meeting with Resilience Planning & Design.

C. 10,000 ft View Ideas – Zoning Re-Write – Districts and Their Uses

Mr. Jennings asked if multi-family homes were allowed in the rural districts. Mr. Taylor said it would be permitted in the R1 but not the more rural districts. Mr. Russell asked if we should allow multi-family as a general use throughout the town with up to 4 units (ADUs are not allowed on multi-family housing). A mortgage allows residential use of up to 4 units. Anything more than four units becomes commercial use. The property owner would be responsible for having adequate water and septic disposal. This could increase the entire density of the town. Mr. Jennings asked if we should restrict the number to 4 or allow multi-family housing for a lighter touch.

Mr. Taylor said he felt the town should encourage inter-generational housing, a common practice in the past.

Mr. Kiley asked if the setback and road frontage requirements should be expanded for areas further from town to preserve rural character, wildlife corridors, etc. Mr. Russell also suggested having a single driveway in these areas, even for multi-family housing.

Mr. Russell proposed the question, can zoning address water runoff? This is becoming an increasing issue throughout town. This ties into parking, number of buildings, etc. Mr. Taylor said stormwater management is an issue. NH DES regulations only address properties along the lakes and certain other bodies of water. Chair Fracht asked if there is a statewide law addressing runoff impacts as something for the board to look into.

Mr. Jennings suggested being more restrictive for the lake districts, including restricting ADUs as a possibility there. Members discussed septic and setbacks as natural ways to limit density in the lake districts.

Mr. Jennings asked members to consider how to deal with mobile homes sensitively. He wondered if someone could create a mobile home park today like the one along Route 4. Is there a way to keep this affordable housing opportunity while preventing situations that could impact property values?

Mr. Jennings asked members why the town seems very restrictive of RVs (recreational vehicles, aka campers). Mr. Taylor said that one issue is that most campers are not made for winter.

Chair Fracht asked members about shipping containers. These can be a structure. Members discussed additional structures such as sheds, temporary fabric sheds, etc.

Mr. Taylor mentioned the possibility of conditional use permits, which had come up at a recent conference he attended. Chair Fracht explained that a conditional use permit would be something the planning board would be able to issue for certain activities and structures. Mr. Taylor provided the example of Dover, NH, where they have a certain number of units per acre but can do more units per acre if the units are affordable. Chair Fracht brought up that affordable housing will fluctuate based on the median income in town and suggested adding the definition of affordable housing (and maybe a timeline, such as 20 years) as part of a property deed to manage this. Members discussed further ways to manage this and how involved the town would want to be.

XI. NEXT MEETING: December 27, 2023

XII. ADJOURNMENT:

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- 207 ***Mr. Kiley MOVED to adjourn the meeting at 8:32 p.m.***
- 208 ***Seconded by Mr. Rich***
- 209 **** The Vote on the MOTION was approved (6-0).***