

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
Recorded by Janice Pack
June 11, 2018

Members Attending: Robert Wachenfeld, Ken Paulsen, Robert Marshall, Andre Wood

Meeting Opened: The meeting was called to order by RWachenfeld at 6:33 PM. It was noted that KPaulsen will be a Voting Member tonight as Angelique Moon is absent. Kat Carpenter had emailed the Board that she might be late to tonight's meeting.

Minutes: The Minutes from the meeting of May 21, 2018 were read by AWood. Several corrections were made:

1. Line 30: Add "at Allrose Farm" after "looking for".
2. Line 37: change "demolished" to "damaged"
3. Line 38: put quotes around "two family/3 unit"
4. Line 42: add "unit" at the end of the sentence.
5. Line 59: "Burnes" was corrected to "Byrnes"
6. Line 76: "Ken" was changed to "KPaulsen"
7. Line 113: change "we" to "the Town"

KPaulsen motioned to accept the minutes as amended. AWood seconded and all were in favor (4-0). Motion passed.

Mail

1. An updated Planning Board Budget Report through 6/7/18
2. SWRCP Commission Highlights flyer for May 2018
3. An invoice from the Hillsborough County Registry of Deeds dated 6/1/18 for \$26.00 for the Dennis McKenney plans. This was Approved, though it was noted that the Planning Board needs to increase our plan fee at some time to \$26 to match.

AWood update on Master Plan Action Planning Database - AWood said that he'd been busy and still had some work to do on that.

RWachenfeld update on Allrose Farm - RWachenfeld said Nicole Lechman told him that she had heard from Gil Morris of the Zoning Board who said he had received word from Legal that a variance could be granted providing they met the 5 criteria. She is working on the answers for the application.

RWachenfeld update on Solar Ordinance

RWachenfeld said that he had looked at Lyndeborough, Peterborough, Temple, Bennington, Sharon and Hancock and did not find evidence of a solar ordinance. He did find one that Fitzwilliam had, and the Planning Board members reviewed that ordinance. He noted that Peterborough was in the process of crafting one. KPaulsen asked if anyone knew what "solar tiles" were, and AWood explained what he had heard about them. KPaulsen asked what the others thought about using them on historic buildings; they might be less objectionable than solar panels. AWood said they also shed the snow better. The Board discussed this further.

RMarshall asked what the Board was trying to do at this point. He thought we might want to speak to Mike Borden and see if a solar energy ordinance was even needed. He reminded all of when Ray Cilley

had come before the Board and thought maybe the difference between residential and commercial needs were important to note. Perhaps some items could be included in a site plan review.

KCarpenter joined the meeting at 7:07 PM.

AWood asked if we could augment the Small Energy Ordinance to include Solar Energy. RMarshall said it didn't fit there, as it was the Small **Wind** Energy Ordinance and regulated wind powered energy systems. KCarpenter thought it was important to have one, as without one, we default to the State regulations. AWood said that in keeping with preserving the rural character of the town, perhaps there should be language regulating commercial systems. RMarshall said it was important that the Planning Board be "solar knowledgeable" so that they would be able to discuss it during a site plan review.

KCarpenter asked if the Board was against "Greenfield-izing" Fitzwilliam's ordinance. RMarshall said that he was against legislating ordinances just for the sake of legislating ordinances. He doesn't see a need for this ordinance, but suggested we ask MBorden if he sees a need or is having any problems with solar systems at this time. AWood said he doesn't see the need to regulate residential solar energy requirements. KPaulsen asked if everyone decided to put up solar energy systems in their yards, would it affect anyone? He feels it would diminish Greenfield. AWood said perhaps it's ground mounted arrays versus roof mounted systems that impact the residents. RMarshall said we could create elements to add to our Site Plan Review that would specifically address solar energy farms, including a decommissioning plan, and we could hold a public hearing to discuss this and not have to wait until Town Meeting. The Board discussed a plan to move forward with this. This will be added to the agenda for July 9th.

The Board discussed when to use an outside source for a review of completeness of an application. Right now, we are happy to have a Planning Board Secretary who is able to meet with prospective applicants to assist them in filling out an application.

RWachenfeld gave the Board an update on his meeting with MBorden and the owners of Rosewood Equine to discuss what was applicable to their needs with the expansion they were thinking of. There were no recommendations made. There was a concern about the wetlands on their property and what might need to be surveyed, and the difference in costs. The Board discussed the significant change in use they were planning for their property, and the fact that the Board would need to see exactly where the wetlands are on this lot. **KCarpenter made a motion that based on the Board's research and the recommendation of the Code Enforcement Officer, a full wetlands review of the entire property would be required for a site plan review application. AWood seconded. All were in favor, motion passed (5-0)**

The Board reviewed the site plan review application further to determine what would apply to the applicants based on what the applicants had mentioned in their PCC.

The next meeting will be held upstairs on June 25th at 6:30 PM.

RMarshall moved to adjourn this meeting, and KCarpenter seconded. All were in favor (5-0). Motion passed.

The meeting adjourned at 9:00 PM.