

**Planning Board**  
Town of Greenfield  
Approved Meeting Minutes  
Recorded by Janice Pack  
July 9, 2018

**Members Attending:** Angelique Moon, Ken Paulsen, Robert Wachenfeld, Robert Marshall, Kat Carpenter, Andre Wood

**Meeting Opened:** The meeting was called to order by AMoon at 6:35 PM.

**Agenda:** AMoon asked the board to review and comment on the agenda. KCarpenter said that in a meeting that AMoon had missed, it had been decided to table the Solar Energy Ordinance and instead include "solar considerations" as part of a site plan review.

**Minutes:** The Minutes from the meeting of June 25, 2018 were read by KCarpenter. One change was made: On Line 57 it was inserted for clarification: "The Board reviewed the zoning ordinance and didn't find any".

**KCarpenter motioned to accept the minutes as amended. RWachenfeld seconded and all were in favor except AWood who abstained. Motion passed (4-0).**

Ken Paulsen was appointed as a voting member tonight.

RWachenfeld presented a copy of an event form from Allrose Farm. JPack mentioned that the ZBA will be hearing the Allrose Farm request for a Variance next Wednesday.

**Mail**

An application for a Lot Line Adjustment from Crotched Mountain was received, with check #54690 in the amount of \$270. (actually received at our last meeting, tabled for further review this meeting)

The Current Town Officials & Committees 2018 list as of 5/22/18

A letter from DES acknowledging receipt of an application for Subdivision of Land (27 & 44 Cart Lane)

The SWRPC June 2018 flyer

AMoon shared the legal opinion received from Margaret Byrnes regarding permitted uses in line with the proposed lot line adjustment from Crotched Mountain.

**New Business**

The Board began to view the plats for the lot line adjustment. It looks like much of the existing parcels include conservation easement. R2-9 is independently owned land, and R2-10 and R2-8 will have portions adjusted. The ordinance states that all primary structures within the CMREC District shall have at least 50' of contiguous frontage on an internal or external roadway. This plan looks like it would create conforming lots. AWood asked what would happen when the new owner goes to change use, as when it is not covered under Crotched Mountain's existing use. It would be creating a non-conforming lot and the new owner would not be able to expand the home currently there or build anything other than a conforming shed.

According to RMarshall, Crotched Mountain has decided that the properties hold no value for the mission of the Center, and they are looking to divest themselves of property to increase their financial base. While AWood says that there is nothing that would say they can't do this, he feels as a Planning Board member, it may not be the best use to create a lot of non-conforming lots. Cart Lane is a private road, which does not show on our tax maps. It was questioned whether or not they planned to extend Cart Lane. KCarpenter said that Cart Lane is not part of the easement; it was already there.

52 The Board discussed the conservation easement and wondered if the easement as it currently exists allows them to  
53 break it up. This can probably be found in the 65-page document that they sent which will be reviewed further if  
54 the Board decides to invoke jurisdiction.

55  
56 KCarpenter asked if the Board thought this was complete enough to invoke jurisdiction and move forward to  
57 schedule a public hearing. The Rules of Procedure were discussed. KCarpenter asked the Board to consider  
58 creating a waiver form in the future to help an applicant justify a waiver request. The Board discussed what items  
59 were missing from the submittal. KCarpenter wanted a full-size plat that included the district boundary for the  
60 LeBlanc property. There was more discussion on the different questions each member had. A Public Hearing will  
61 be scheduled to hear the Lot Line Adjustment during our next meeting at 7:00 PM.

62  
63 **Old Business**

64 AMoon went over the agenda for the next few upcoming meetings. The change to the site plan review to include  
65 wording on solar energy was discussed. Finding a replacement for JPack who will not be available after August 31<sup>st</sup>  
66 was also a topic.

67  
68 RWachenfeld brought up the fact that the Planning Board case list on the website has not been updated.

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70 Our next meeting will be held on Monday, July 23rd at 6:30 PM. **KCarpenter moved to adjourn this meeting, and**  
71 **KPaulsen seconded. All were in favor. Motion passed. (6-0)**

72  
73 **The meeting adjourned at 8:50 PM.**