

**Planning Board**  
Town of Greenfield  
Preliminary Meeting Minutes  
Recorded by Kathleen Carpenter  
October 15, 2018

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

**Meeting Opened:** AMoon called the meeting to order at 6:31 PM.

KPaulsen will be a voting member tonight.

BMarshall announced that October 30, 2018 the preliminary report will be available from the LCHIP grant for Meetinghouse Restoration.

**Mail:** 10/3/18 SWRPC 2019 Planning and Land Use Regulation Manual/CD-ROM form

9/26/18 Town of Hooksett ZBA Proposed Wireless Communication Facility

9/13/18 Request for Project Review by the NH Division of Historical Resources

Project Title Stream Crossing and Retaining Wall Construction

9/19/18 Request for Project Review by the NH Division of Historical Resources

Project Title: Replacement of a road crossing culvert

9/2018 SWRPC Commission Highlights

6:43pm AMoon reads the minutes from last meeting. KCarpenter moved to accept the minutes as written. RWachenfeld seconded. There was no discussion. All in favor, motion passed 6-0-0.

6:55pm Greenfield CEO Michael Borden is present

7:00pm MBorden is present to discuss several issues:

1. 8 Slip Rd. MBorden advised the board what was discussed with the landowners in regards to site plan review requirements including parking requirements and other requirements. AMoon reads VI. Non-conforming Buildings or Land from the Zoning Ordinance. KCarpenter says that the board is not saying no, it is just they need to have a full site plan review to do it. The board discusses the footprint, which cannot be changed without a variance from the ZBA. KCarpenter moves that the board draft a formal certified letter to the applicant stating that a site plan review would be required citing the Zoning Ordinance(s) pertinent. AWood Seconded, no discussion, all were in favor, the motion passed 6-0-0. Planning Board will be cc'ed on the letter. **\*\*ACTION >>> Draft certified letter to property owner.**

2. Rosewood Equine: AMoon asked for an update as to whether they have moved forward to apply for a building permit. MBorden will take a look at what work has been done thus far and to ensure no buildings have been erected on the wetlands. J. 2 (c). Special Purpose District, Wetlands Conservation, Permitted uses. The board reviewed the Ground Water Protection District. There is nothing in this portion of the ordinance that would necessarily prevent what the landowners are proposing. A building permit would be required for any building erected. B. Activities Subject to Site Plan Review, Section III Scope of Review. AWood moved that the board sends a certified formal letter

to the landowners to check in with them and follow up. The letter must be clear that they need to come before the board for the site plan review. KCarpenter seconded. No discussion. All were in favor, the motion passed 6-0-0. Planning Board will be cc'ed on the letter. **\*\*ACTION >>> Draft certified letter to the owners of Rosewood Equine.**

3. Allrose Farm: MBorden updated the board regarding the events and that there have been no complaints thus far; they are meeting all the requirements. BMarshall talked about all the work that they have done to meet the requirements and that business has been good. KPaulsen asked if there had been any issue with traffic. MBorden did not think so but suggested the board poll Greenfield PD Chief Brian Giammarino. RWachenfeld asked about the Conservancy, no one has heard anything more about this. AWood asked about an update in regards to the sellers operating as a Bed and Breakfast. MBorden provided, in writing, that they can have no more than 3 unrelated to the owners people as overnight guests according to the Health, Fire and Safety codes. AMoon reads the zoning ordinance concerning Bed and Breakfasts. The board entered into a general discussion. MBorden suggests the board adds a section into the Spirit to discuss that an Air BnB would be considered business. AMoon looked up Air BnB and found the site back up for Allrose Farm, the advertisement says they accommodate up to 14 people, there are many reviews. She has sent a copy of the ad to MBorden. AMoon moved that guiding principles are insufficient at this time in regards to Air BnB and that the board should wait for guidance from the state level. KPaulsen seconded. There was no discussion. 5 were in favor, 1 opposed. The motion passed. **\*\*ACTION: MBorden will issue official written notice that Allrose farm cannot continue to violate the Health, Fire and Safety Codes.** AMoon stated that they need to come before the board to apply for Bed and Breakfast Site Plan Review.

AMoon mentioned the response from the ZBA in regards to setbacks, specifically in the Rural Ag district. MBorden discussed other surrounding town setbacks. The board discusses perhaps addressing the setbacks in the ordinances for the next town meeting.

#### 8:30pm Action Items Review

Action Partially Complete >> KCarpenter updated the board in regards to the Implementation Planning database and sheets.

*Action Complete >> AMoon discussed laptop asset management. It was purchased out of the General Government funds. There are sufficient funds for a new laptop and once a new clerk is hired.*

*Action Complete >> RWachenfeld had MBorden attend tonight's meeting*

Action Partially Complete >> AMoon letter to Margaret Byrnes regarding grandfathering non-conforming use. She has not received a response however the meeting with MBorden addressed most of the concerns. AMoon will resend the email.

*Action Complete>> RWachenfeld to communicate with JWheeler in regards to site plan review.*

The next meeting will be Oct 22nd. BMarshall brought up the next holiday is Veteran's Day and we will need to reschedule that meeting. The meeting of November 12th, 2018 will be moved to the 5th of November.

KPaulsen asked about the status of a minute taker/clerk. The position is still posted.

RECAP OF ACTION ITEMS FOR NEXT MEETING:

80 Partially Complete >> KCarpenter to continue with the Master Plan Implementation Planning  
81 Docs

82 Partially Complete >> AMoon letter to MByrnes regarding grandfathering non-conforming use.  
83 She has not received a response however the meeting with MBorden addressed most of the  
84 concerns. AMoon will resend the email.

85 New: Action>> RWachenfeld will draft the certified letters for 8 Slip Rd and Rosewood Equine  
86 and send drafts to AMoon. Once they are complete they will be copied to the board and sent  
87 to the property owners via certified mail through Catherine Shaw.

88 New: ACTION>> MBorden will issue official written notice that Allrose Farm cannot continue  
89 to violate the Health, Fire and Safety Codes.

90 8:55pm AWood motioned to adjourn, BMarshall seconded. There was no discussion. All were in  
91 favor, the motion passed 6-0-0, the meeting adjourned.

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