

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
Recorded by Kathleen Carpenter
January 28, 2019

Members Attending: Angelique Moon, Robert Marshall, Rob Wachenfeld, Kat Carpenter, Andre Wood, Sean Higgins.

Public Attending: Aaron Patt – Agent for the Town of Greenfield, Ray Cilley – American Steel.

6:32pm. Meeting Opened: AMoon discussed this evenings agenda.

Review of Previous Meeting Minutes: RMarshall read the minutes from the January 19, 2019 meeting.

The following changes were noted:

Line 58: add 'in' before 'agreement

Line 82: add 'it' before 'is' so line reads that it is a 2-family

KCarpenter moved to accept the minutes as amended, AWood seconded. There was no discussion.
The motion passed 6-0-0

Mail: RWachenfeld presented the PB Mail to the board.

1/18/19 NH Division of Historical Resources – Copy of Request for Project Review New Submittal Replacement of Road Crossing Culvert at Dunklee Hill Rd

1/25/19 Southwest Region Planning Commission – Info/Survey on Aged-Focused Planning Initiative

10/3/18 Southwest Region Planning Commission - Invoice for Manuals

1/28/19 Application for Subdivision Town of Greenfield 27/29 DPW Drive Greenfield, NH
Noticing and Abutter notification receipts for the Application for Subdivision, Technical 27/29 DPW Drive

6:57pm – Subdivision, Technical Application for 27/29 DPW Drive between the Town of Greenfield and American Steel. APatt, as the Agent for the Town of Greenfield, provided an overview of the application. The application hearing was properly noticed. Meridian performed the survey and prepared the plats. RWachenfeld reviewed the application and felt it was complete enough for the Board to consider. APatt pointed out transposed numbers on the Lot Synopsis on the plat and stated Meridian will fix this. The application is for a Subdivision, Technical to cure an encroachment issue between the Town of Greenfield's property R2-19 and American Steel's property R2-15-1. AMoon read the procedure for the Board to consider Submission and Review for the Subdivision, Technical. AMoon reviewed the checklist items and the board reviewed the submitted plat.

AWood mentioned that the term Subdivision, Technical does not appear on the plat however the term Lot Line Adjustment does. The board discussed and determined that for this application the terms are anonymous.

The board went through the checklist and noted the following items to be deficient.

Item #7: Note all driveways across the street and within 200ft of the parcels.

Item #11: Existing Building Setbacks. Add note and a line.

AWood mentioned that culverts are not shown on the plat but probably aren't necessary.

AWood moved that the board invoke jurisdiction on the application. RWachenfeld seconded. There was no further discussion. Motion passed 5-0-1, RMarshall abstained.

The following checklist items are to be corrected/added:

Item #7: Note all driveways across the street and within 200ft of the parcels.

Item #11: Existing Building Setbacks. Add note and a line.

'Lot Synopsis' (as shown on the plat) correction to be made.

KCarpenter moves that the Board conditionally approve the application with the following conditions to be added to the plat:

Item #7: Note all driveways across the street and within 200ft of the parcels.

Item #11: Existing Building Setbacks. Add note and a line.

'Lot Synopsis' (as shown on the plat) correction to be made.

SHiggins seconded. There was no discussion. The motion passed 5-0-1, RMarshall abstained.

7:45pm The Board discussed the Open Space/Alternative Subdivision Draft. The board reviewed section V. Dimensional Requirements and a portion of section IV. Maximum Development Density. The Board will continue to review the draft at the next meeting.

9:00pm – AWood moved that the meeting adjourn. RWachenfeld seconds. There was no discussion. The motion passed 5-0-1. SHiggins abstained.