

1 **Planning Board**
2 Town of Greenfield
3 Preliminary Meeting Minutes
4 Recorded by Michelle Hall
5 March 11, 2019
6

7 **Members Attending:** Angelique Moon, Kat Carpenter, Rob Wachenfeld, Robert Marshall, Ken Paulsen
8

9 **Meeting Opened:** AMoon called the meeting to order at 6:30pm. KPaulsen will be voting member.
10

11 **6:30pm- AMoon opens the floor for: 8 Slip Road**

12 AMoon discussed 8 Slip Road Site Walk, went very well. The Board discussed the checklist from prior
13 meeting and what items were/were not completed.
14

15 Applicants spoke about the overview which is different from last meeting on topic. Applicant produced 3
16 copies of plats. Applicants stated they hired a civil engineer to perform the work.

- 17 a) Applicants are unsure on whether the parking out front is part of town right away. Email sent to
18 RWachenfeld. **RWachenfeld will be looking into this.**
19 b) Applicants has no trash storage area on plat as tenants will be taking trash to the dump
20 themselves. There will be no dumpster or trash removal provided/available.
21 c) Exterior lighting plan shows there will be a down cast light and an existing street light out front..
22

23 **Mike Borden** (Fire Department Representative/Greenfield Building Inspector) explained there is no
24 problem with the Fire Suppression and all sides of the building are fully accessible by the fire
25 department.
26

27 Applicants also provided a floor plan sketch showing 2 units converted into 3 units, which was viewed by
28 board. They explained, however, that the 4th unit would be in the current attic but were considering it in
29 the basement. Applicants stated that there would be no final floor plan provided at this time but that
30 one will be provided once the Board approves the site plan for 4 units.
31

32 **The Board reviewed the checklist and found the following items needed to be corrected on plats:**

- 33 **1)** Grades for terrain to be altered- change in rear of structure- dots are located but there are no
34 explanation for what they are.
35 **2)** Catch Basin(s) need to be added to legend.
36 **3)** Need to add direction of run off flow with arrows (add flow).
37 **4)** Sewage has not been located but believed to run under the driveway, can be found with metal
38 detectors. Plat should indicate where sewage leaves the building and a note added that the
39 location of the connection to town septic is unknown.
40

41 RMarshall stated that he wanted to know about existing drainage system and where the run off would
42 go. Is there an existing drainage system? Will water drain into the swale below or into the town
43 drainage system? This is not shown on plats produced by Applicants this evening.
44

45 Board Looking into:

- 46 1) Parking area in front of structure- town owned, town granted or other.
- 47 2) Do we need to have lumems output for the lighting plan?

48

49 Plan being reviewed by board, notes given. A continued hearing is scheduled for April 8th 2019 at 8pm.

50

51 **7:12pm AMoon opens the floor for: R3 Lot 37-39-1- Nickerson Lot line Adjustment 03/11/19**

52 Rules of order discussed.

53

54 RWachenfeld stated that the Public Hearing was properly posted.

55

56 **Applicant Representative-** Surveyor (Peter Melon) filling in. Lot line adjustment-2 existing lots on Old
57 Bennington Rd, single family home and 9acre lot, both owned by the Nickersons. Want to create a 5-
58 acre lot with single family structure (existing) and 46.95 acres to other lot. Site plans were provided to
59 board.

60

61

62 **The Board Reviewed the Checklist and noted the following items need to be provided:**

63 **Item #5** needs to be added

64 **Item #12** waiver request

65 **Item #14** add contour line or submit waiver request

66 **Item #15** need soil content/wet land designation- can take from county soil map, checklist is complete,
67 Waiver request

68 **Item#12** pond showing on plan- no new construction, just moving property line

69

70 RMarshall stated that although this is just a lot line adjustment he would like to see slope, wet land,
71 grade, water (pond and wet land showing), concerned/unsure how one will get access to back lot- down
72 the road property could be sold and changed, the future purposes influence the decision.

73 KCarpenter stated that the applicant could provide a waiver request to show this and elevations.

74 RMarshall recommended that the board moves to invoke jurisdiction for the application, KCarpenter
75 seconds. There was no discussion. Motion passed 5-0-0.

76

77 AMoon opened the public hearing at 7:35pm.

78 Peter Melon conducted a recent survey and board has map. Map is showing 2 pins (steel) next to each
79 other with space between.

80

81 Mr. Melon stated that Mr. Todd (the surveyor of 1975) had thought the corner should be common. Mr.
82 Melon was unsure why. Mr. Melon noted that there are discrepancies with the recent survey and the
83 1975 survey.

84

85 **AMoon** asked if any member of the public wanted to speak in favor. There were none other than the
86 applicant's representative.

87

88 **AMoon** opened the floor to the public for those opposed to speak.

89

90 **Opposed-**

91 **Diane Sential- 149 Old Bennington Rd** asked if this has to do with the property that she is buying from
92 the Nickersons? AMoon showed the location on the map. Diane is an abutter but not affected by this.
93 There will be a small separate piece of land next to her property. AMoon asked for Peter Melon to
94 please clarify how big the small strip of property would really be. Peter explained that she is not losing
95 land. Nor is her land being impacted by the lot line adjustment.

96

97 **George Rainier -121 Old Bennington Rd** stated that Norm and Linda Nickerson and himself have been
98 speaking for many months, wondering about how this will affect his property as well, spoke about giving
99 them 700 sq. ft to access the larger lot. George is opposed to this because property lots all come to a
100 point and there is not a spacing between lot lines as is depicted on this survey. George brought plan of
101 **Philip F + Marjorie M Vanasse Land, July 10, 1975 that is recorded at the Hillsborough County Registry**
102 **of Deeds.**

103 Mr. Rainier stated his concerns, Concern #1: registrations with deeds, what proposed plan was for
104 frontage of lots Concern #2: If lot 37 is approved, there will be two very narrow access points to the
105 redesigned lot, is a concern. If the access way is used to the 7'4" opening than there will be serious
106 affects to his property. Land locking back lot if all markers are correct. Concern #3: Water problems from
107 failed culverts sending water down his southern property lines-very wet ground; also, from Cavender Rd
108 and Burk Rd. He dug along southern property line previously to help with water flow from his property.

109

110 **Francis Khouw- 244 Cavender Rd** asked what land will be used for? Would like to know about wet lands
111 if it is to be developed?

112

113 **Andre Batten- 48 Cavender Rd** stated that the water table by his house is too high, what happens if
114 proposed 43-acre lot change is developed on, his property will flood out even worse than it does
115 already? Mr. Batten brought another property mapping that also has been recorded at the Hillsborough
116 County Registry of Deeds. If you do the measurements with the sq. ft- he felt that the new survey is
117 inaccurate by a lot. (PL#23996 DWR 100 Subdivision Mitchell-Sullivan for June 7th, 1988.) Mr. Batten is
118 interested in knowing if the owner would consider staking the property lines? Finds a difference of 80'
119 from his lot. Would the owner provide all the deeds of the abutters?

120

121 KCarpenter informed the deeds are available to the public, anyone can pull the deeds.

122

123 **Eileen Khouw- 244 Cavender Rd** asked what would happen if you have several plot plans which are
124 different, then you sell your property- they don't match up- what happens- there will be an issue.
125 AMoon stated that you may look towards another surveyor or consultant. KCarpenter stated that
126 survey's in conflict could impact the sale of a property.

127

128 The public hearing closed 8:23pm by AMoon.

129

130 The Board began deliberation- 8:31pm

131

132 AMoon asked Mr. Melon about the really small northern strip of land, what is the plan for it?

133 Do we need to act on the pin locations or would we be able to move forward? AMoon asked Mr. Melon
134 how long the applicants have to move forward.

135 Mr. Melon stated that the applicants have a purchase and sales agreement on the 5-acre parcel
136 currently, he believes.

137 AMoon asked Mr. Melon to send PDF for both plans to the board.

138 Mr. Melon stated that there will not be vehicular traffic through that small strip of land. There could be
139 future access. There is not 50' so he believes that there would not be any development (too wet to
140 develop as well) from his understanding from the applicant. There has also been discussion about the
141 fact that there is too much wet land and too much water directed to the larger property for any
142 development to be completed. Given his experience the lot is good for forestry purposes and not
143 development. KCarpenter suggested the Board do a site walk. Mr. Melon stated he would be in favor of
144 site walk. There is a wall at the small opening on the north side of the larger lot which can be removed if
145 needed for forestry access. Mr. Melon stated that a Title attorney will not be helpful. This is a civil
146 matter on property lines. Surveyors would need to be involved.

147 KCarpenter suggested that a title attorney may need to get involved there are possible discrepancies
148 with the new pins set by Mr. Melon and the other recorded plans.

149
150 KCarpenter, RWachenfeld and RMarshall all agree that the Board cannot move forward until the pin
151 locations are confirmed. Board will request a legal interpretation from the town's attorney on this . The
152 board will wait for Bart's response- then conduct a site walk. The Board will ask Bart what the next steps
153 are then make a decision. *RWachenfeld will talk to Bart about this.

154 RMarshall would like to continue this at a later date after board has answers from the attorney. The
155 Board will take in account the abutters concerns about future plans, however, landowners have a right
156 to do with their property as they will within the confines of the ordinances.

157
158 Site walk will be posted as a public meeting but no separate notices provided to the abutters. They will
159 need to check the town website for date and time.

160
161 AMoon moved that the Board continue the deliberation to April 8th at 8pm. (will not be posted, as public
162 hearing is closed). RWachenfeld seconded. There was no discussion. The motion passed 5-0-0.

163
164 **Review of Draft Minutes:** KCarpenter read the minutes from the February 25, 2019 meeting. No
165 corrections were noted. AMoon moved to accept the minutes as written. RWachenfeld seconded.
166 There was no discussion. The motion passed 5-0-0.

167
168 **Mail:**

169 03/11/19 Town of Greenfield Planning Board Budget Report
170 Winter 2019 New Hampshire Department of Environmental Services- News Letter
171 January 2019 SWRPC- Commission Highlights
172 February 2019 SWRPC- Commission Highlights
173 Town of Greenfield Directory?

174
175 **KPaulsen motioned to adjourn. RWachenfeld seconded. There was no discussion. The motion passed**
176 **5-0-0. The meeting adjourned 9:12pm**