

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
August 26, 2019

**Members Attending:** Mason Parker, Neal Brown, Robert Marshall, Ken Paulsen, George Rainier

**6:30 pm MParker called meeting to order** and went over tonight's agenda. MParker opened the floor to appointments for new members to the planning board. **NBrown** nominated **Ben Hale** to be a member of the planning board. **Seconded by GRainier**. The planning board voted for **BHale** to be a member. **Motion passed 4-0-0.**

**RMarshall** read meeting minutes from last meeting. The following amendments are as follows.

Line # 22 change to 'Allrose Farm'

Line # 14 accept minute 'as amended'

Line # 18 accept minutes 'as printed'

Line # 26 returned from Durrett noticing

Line # 58 change 'the' to 'to'

Line # 70 RMarshall 'reported on' the

**GRainier** motioned to accept minutes as amended. **Seconded by NBrown. Motion passed 4-0-0.**

**6:45 pm Mail:**

- Seven of the certified letter receipts were returned from the Durrett Public Hearing Notice

**6:47 pm Announcements**

**NBrown** discussed that he had spoken to Mike Borden in regards to the documents for Allrose Farm.

**MBorden** is responsible for tracking the paperwork for this and he is to inform the planning board of an event where 75 people or more are in attendance.

**RMarshall** explained that there has been a complaint to the town office in regards to heavy traffic coming down East Road during Allrose Farm events. **MBorden** was also copied on this complaint. The planning board was in agreeance that this matter should be tracked in their file.

**GRainier** explained that there is a case coming before the ZBA in regards to building off a Class VI road.

**7:00 pm Public Hearing – Durrett- Home Based Business- Animal Rescue**

**MParker** opened the public hearing and went over the rules, followed by an explanation of tonight's public hearing. **MParker** explained that noticing had been completed within the legal allotted time.

**MParker** then explained the reason for the public hearing was due to the applicant residence being in the General Residence Zoning District.

**MParker** asked **Wendy** and **Edwin Durrett** to come before the planning board and give a brief presentation on her proposed Home-Based Animal Rescue Business.

**WDurrett** explained that she would like to provide temporary housing for animals as well as the potential for adopting them out. **WDurrett** explained there will be no breeding as this will only be temporary housing. **WDurrett** and **EDurrett** discussed their reasons for wanting to have this business. **MParker** opened the floor for the public's chance to speak on this matter. He asked for anyone that is in favor for this to speak first.

**Tammy Atherton, 649 Forest Rd**, stated that she is in favor.

**David Bridgewater, 632 Forest Rd**, stated that he is in favor.

**Ben Hale, 15 Peterborough Rd**, stated that he is in favor. He believes the applicant's proposal would benefit the town.

**Tom Brigani, 643 Forest Rd**, stated that he is in favor.

**Kristen Brigani, 643 Forest Rd**, stated that she is in favor. She thanked **WDurrett** for going to each neighbor, discussing her plans and making sure they were comfortable prior to beginning this process.

**MParker** asked if there was anyone opposed to this. No one raised a hand.

**WDurrett** explained that she would only take in dogs or cats. She explained that if she had too many animals then she would have to recommend another animal shelter. She explained that she would only put an animal down if they were terminally ill and suffering.

**EDurrett** stated that there is a lot of networking in these types of businesses and they are able to help each other. They can help with time and medical needs, as well as, help with any cremations if needed.

**7:25 pm MParker closed the public hearing. The planning board went into deliberations. MParker** went over the site walk and what the planning boards concerns were for a Site Plan Review. **MParker** stated that he discussed vehicular activity on this section of Forest Rd with Chief Brian Giammarino. As a result of that conversation **MParker** does not see this proposal increasing vehicular activity.

**GRainier motioned to approve the site plan and home-based business. Seconded by NBrown. Motion passed 4-0-0. Site Plan has been approved by the planning board.**

**RMarshall** stated he appreciates how they took the initiative to contact their neighbors. **MParker** explained that **WDurrett's** site plan review and home-based business permit have both been approved.

#### **7:34 pm Public Hearing – Adding LLA (Lot Line Adjustment) Standards to Subdivision Regulations**

**MParker** opened the public hearing and went over the rules for public hearing. **NBrown** confirmed that the public hearing was properly noticed. **MParker** presented to the public, the proposed LLA language and its location in Section VI of Subdivision Regulations.

**MParker** asked for those in favor of this proposal to speak first.

**Wayne Zawadowicz, 16 Cornwell Rd**, stated he was unfamiliar with LLA processes or rules. **MParker** and **WZawadowicz** discussed some LLA information. **WZawadowicz** then stated he was in favor.

**Conrad Dumas, 420 Slip Rd**, questioned why the first standard only is concerned about when a lot size is decreased and not when it is increased? **MParker** gave an explanation. **CDumas** stated that he finds these standards to be reasonable, easy for the average person to understand and helpful to the public. He is in favor of them.

**Ben Hale, 15 Peterborough Rd**, explained of a situation he had years ago in regards to adjusting his lot line. He wanted to know what would be a potential outcome of that situation using these standards as a guide. **MParker** explained that he would not be able to comment on this situation.

**RMarshall** gave a potential outcome using the proposed LLA Standards for the example.

**MParker** asked if there were anyone opposed. No one raised a hand. He asked if there were any other comments to this matter. **MParker** went on to explain that planning board was working on a 'packet' or

87 'checklist' which will be given to a LLA applicant. He again summarized the board's intent was to  
88 improve the LLA process and make it easier for the applicant to understand.

89 **MParker** closed the public hearing and the planning board went into deliberations. He asked the  
90 planning board if there was anything further, they wished to discuss before taking a vote. No one  
91 answered.

92  
93 **GRainier motioned** to approve adding LLA Language to the Subdivision Regulations. **Seconded by**  
94 **NBrown. Motion passed 4-0-0.**

95  
96 **CDumas** stated he was seeing signs around town saying "I Buy Houses." He was wondering if those had  
97 been approved by the board and questioned if they were in compliance with the town's ordinances.

98 **MParker** stated that to his knowledge they had not been approved by the Planning Board and he would  
99 contact Mike Borden about the signs.

100  
101 Action Item

102 **MParker** will contact **MBorden** about the signage in town.

103  
104 **8:05 pm Old Business – CIP Presentation (Capitol Improvement Program) – Ken Paulsen**

105 **KPaulsen** presented the CIP to the planning board with recommendations. He went on to explain all of  
106 the recommendations while showing past, present and the projected future needs for all departments  
107 within the town of Greenfield.

108 **BHale** had to leave at 9:27 pm.

109  
110 **9:50 GRainier Motioned to adjourn. Seconded by NBrown. Motion passed 4-0-0 . Meeting adjourned.**