

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
October 26, 2020

Members Attending: Mason Parker, Neal Brown, George Rainier, Robert Marshall, Ben Hale, Rob Walling, John Jaillet

6:35 pm MParker called meeting to order and went over tonight's agenda.

MParker read meeting minutes from previous meeting. Amendments are as follows.

Line # 10 change 'perspective' to 'prospective'

Line # 44 change to 'several items specific to the planning board.'

Line # 56 remove 'School' and change 'town as the' to 'town if the' and change 'perspective' to 'prospective'

GRainier motioned to accept minutes as amended. **Seconded** by NBrown. **Motion passed 7-0-0.**

Mail:

- 10/14/2020 Received Approved Application for Driveway Permit from Dennis Caldwell of 36 Swamp Road.
- 10/26/20 Received Plat from Crotched Mountain Easement

6:42 pm Planning Board Budget for 2021

The planning board briefly went over the budget for 2021.

6:46 pm Updates:

MParker went over an email sent to him from **RMarshall** with information directly from the Master Plan, in the Implementation Plan section. A discussion followed.

7:00 pm PCC – Subdivision R2-11-4 – Crotched Mountain Foundation

MParker read Subdivision Regulations Section III. A, Preliminary Conceptual Consultation, out loud.

MParker then asked for Ned Olney-President of Crotched Mountain Foundation, Andy Peterson-Realtor for Crotched Mountain, John Dash-Chief Administration Officer for Crotched Mountain and Dennis McKenney-surveyor for Crotched Mountain to explain what they would like to do. NOlney explained that Crotched Mountain has a 4.77-acre parcel of land excluded from their conservation easement. They are proposing a subdivision to separate this part of the lot, Map R2, Lot 11-4. They would like to use a Right of Way (ROW) through the easement as a private road, as there is not sufficient road frontage. The planning board asked Crotched Mountain if they had reviewed the town's ordinances and they replied they had not. After looking over the town's ordinances for lot area, road frontage and backlots, the planning board determined that they would not be able to approve the proposed subdivision. The planning board recommended Crotched Mountain go before the ZBA for a variance first, if approved, they should fill out a Subdivision Application and come back before the planning board. The planning board thanked the men for their time and for coming before them.

RWalling had to leave at 7:35 pm.

7:37 pm PCC – Greenfield Self Storage Expansion

MParker explained that the owners of the Greenfield Self Storage would like to expand and opened the floor to the owners **Tammy Blachette** and **Dave Blanchette** to explain what they would like to do.

DBlanchette explained that they would like a 6% expansion of about 1000 sq.ft., adding 2 steel buildings that are 10'x50'. He explained that the buildings are the same as what is already installed, just prefabricated and secured to the ground with anchors and posts. These would not interfere with their snow storage, water runoff, and no extra electricity is needed. **Mike Borden** arrived and explained that his concern is to keep a 20' lane between the buildings for fire/rescue response, which **DBlanchette** has ensured they have. **DBlanchette** assured that this would be the extent of their expansion as they cannot go any further. **MParker** motioned that a site plan review is not needed as it falls in the scope of what they were approved for previously, as long as they stay within code with **MBorden**. **Seconded by NBrown. Motion passed 5-0-1. GRainier abstained.**

8:10 pm Announcements:

MParker informed the planning board that Allrose Farm is on the agenda for the next meeting at 7 pm for a PCC for the approval of their Special Event Permit. The planning board asked **MBorden** to send the planning board the file he has on Allrose Farm. **MBorden** explained that he knows of no issues and was informed by the Police Department that there have been no issues. He would recommend an annual inspection/review of the facility but not sure how formal it would need to be. The planning board discussed Section XIV Special Event Facility Ordinance. **GRainier** recommended to keep the 3-year approval with them coming before the planning board with **MBorden** and the Chief of Police present but not have a public hearing. The planning board discussed changing the approval to state 'review' and not 'approval'.

Mike Borden was able to clarify some of the Emergency Services Regulations for house numbering; the town adopted many years ago from the 911 Regulations. **MBorden** explained that the colored metal signs with reflective numbers would cost roughly \$500 to start getting them to all residents. The planning board asked for **MBorden** to add this to his 2021 budget. **MBorden** explained that the goal would be for all properties to have a legible number to guarantee first responders being able to get to people in need.

8:25 pm MParker motioned to adjourn. **Seconded by NBrown. Motion passed 7-0-0.**