

Planning Board Minutes 07/14/2014

Planning Board
Preliminary Meeting Minutes –
Recorded by Sharon Rossi
July 14, 2014

Members present: RMarshall, JFletcher, PRenaud, SFox, SChicoine (Left at 7:10 p.m.)

7:00 p.m. Meeting Opened

PRenaud began reading the June 23, 2014 meeting minutes. Several spelling, punctuation and a few replacements of words were done. No substantive changes were made. PRenaud motioned to accept the minutes as amended.

SFox seconded. Vote unanimous in favor.

7:12 p.m. Mail Received:

- Planning Board Budget Report YTD 2014
- Planning Board Revenue Report January through December 2014
- Current Town Officials & Committees 2014
- Town of Greenfield Department Heads List
- 5 Return Certified Notices for DBoilard Public Hearing

7:30 p.m. DBoilard Lot Line Adjustment

RMarshall asked DBoilard if she had 3 copies of the application. She had two and RMarshall had one from her initial applicaiton. DBoilard shared the copies of her plat from her surveyor with the Board.

RMarshall began going through the application in order to determine if we have enough information to invoke jurisdiction. He advised that DBoilard's application covers S-1 Lots 16 and Lot 17 at 23 and 26 Icehouse Lane. He said the abutter list is attached to application and that all abutters have been noticed and returned.

Three items on the checklist warranted further discussion.

1. No statement as to compliance to zoning requirements
2. Setback requirements are listed on the plat:
3. Location of 75' well radius on property:
- 4.

RMarshall asked the Board, "Do we have enough information to invoke jurisdiction?" JFletcher motioned to accept the application. PRenaud seconded. Vote unanimous in favor.

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7:48 p.m. Public Hearing

RMarshall passed a sign up to the audience recorded attendance.

RMarshall read the rules and protocol for a public hearing. He asked SRossi if the meeting had been properly noticed/? SRossi said that five certified notices were returned and public notice was in the July 3, 2014 issue of the Monadnock Ledger.

RMarshall asked the applicant to inform the Board of what she is planning to do. DBoilard advised that she is moving the lot line to make one lot larger and one smaller. This is in anticipation that if a septic system were needed on one lot, that the new septic design will encroach upon the lot line of Lot16. She felt it was imperative to move the lot line. Her abutters are currently accessing on the road across her property and that this change will not affect them. The whole goal is to get the lot line changed to make this lot sustainable should there be any problems with the septic system.

JFletcher asked if this lot is on a Class 5 road? DBoilard said, "No this is a private road." RMarshall asked who maintains the road. DBoilard replied, "Myself and all of the abutters. I have brought people and equipment in to maintain the road. Neighbors have also brought materials and have worked on keeping this road maintained. Each person on the road plows their own section of the road. RMarshall asked, "If this property is sold, how will the new owner maintain the road?" DBoilard said the new owner would be made aware of the informal agreement on the maintenance of the road. "It would be nice if there was a formal agreement, but this is New England and a verbal,

informal agreement is what we do.” She also said that both deeds will need a note of pass and repass attached to them to guarantee access by abutters, of which she shared copies.

7:56 p.m. Public portion opened

KDay said, “Once upon time, the town used to plow from Zephyr Lake to the railroad tracks, but she wasn’t sure when the town stopped plowing. She is in support of this lot line adjustment. She commented, “Diane has worked very hard to be fair to all that would be affected by this change.”

7:58 Public portion closed. There being no further testimony from the public, the public portion of the meeting was closed.

7:59 Deliberation

RMarshall said let’s go over the three items that need discussion from the checklist.

1. State to compliance to zoning requirements:

PRenaud said we have it as a “no,” but it is a non-conforming lot and is grandfathered. After a short discussion the Board agreed to change the “no” status to n/a/.

2. Setback requirements are listed on the plat:

JFletcher noted that there are no setback requirements listed on the plat and he would like to see them listed.

PRenaud said he feels that we can waive this requirement as he feels that any new owner would have to get a survey done and setbacks would be on their plat. SFox agrees.

RMarshall asked, “Do we need to have that setback notation on the plat. These are non-conforming lots and our ordinances have a formulation process which is calculated in proportion to a lot?” PRenaud read the formulation and did a rough estimate of where they would be.

JFletcher questioned about the deed to beach area. DBoilard said that several people have deeded rights to the beach, as she does.

JFletcher feels it is important to have the setbacks noted as this adjustment is changing both lots. He also said the plat should have a note that says it conforms to our ordinances. The note should say, “This proposed lot line adjustment conforms to the Town of Greenfield’s zoning ordinance as where possible.”

SFox commented “She is trying to make the smaller lot bigger, and the larger one smaller. PRenaud said he is leaning toward waiving the setback requirement. The only setback requirement that will be changed is the front which borders the road which is private.

JFletcher said with the issue of the lot being up for sale and without a setback listed on the plat, a new owner could build right up to the edge of the setback. The setbacks should be on the plat. PRenaud said that when a person is building on a lot they have to determine setbacks and it’s not incumbent for the current owner to have the setbacks listed on the plat.

PRenaud motioned for the Board waive the requirement for setback lines on this plat. SFox seconded. Vote in favor for waiver. SFox and PRenaud - affirmative and JFletcher – negative.

3. Location of 75’ well radius on property:

SFox asked if the well radius needs to be on the plat. After a short discussion, it was agreed that the well radius isn’t needed on the plat. SFox motioned to waive the 75’ well radius. JFletcher seconded. Vote unanimous in favor.

JFletcher motioned to approve the application for a lot line adjustment on S-1, Lots 16 and 17 at 23 and 26 Icehouse Lane. PRenaud seconded. Vote unanimous in favor.

8:40 p.m. Updates on the Charrette and Master Plan – Community Facilities

RMarshall said SMoller has reserved 8 rooms at Jack Daniels Motor Inn for the Plan NH attendees. RMarshall asked SFox if the steering committee would like the hospitality committee to work in conjunction with them on the steering committee. RMarshall will check AHeck, chair of the steering committee, and let SMoller know.

RMarshall handed the Board copies of the sections that he has been working on for the Master Plan – Communities Facilities. He asked the Board to read it over and if there are any changes that the Board feels need to be made to bring comments at the next meeting.

JFletcher said he e-mailed his narratives on the Cemetery and Recycling Center to RMarshall today. He will format his paragraphs to look like what RMarshall has done.

8:57 p.m. Adjournment

JFletcher motioned to adjourn. PRenaud seconded. Vote unanimous in favor.