

Planning Board Minutes 04/27/2015

PLANNING BOARD
TOWN OF GREENFIELD NH
MEETING MINUTES
RECORDED BY SHARON ROSSI
April 27, 2015

Members attending: KO'Connell, JFletcher, SFox, PRenaud, KPaulsen, SAtherton, AWood

Audience Members: see signature signup sheet

7:00 P.M. Meeting Opened

1. PRenaud began reading the April 13, 2015 meeting minutes. Several spelling changes were made. Two substantive changes were made:
2. Line 96 to read as: For any application, or other than regulatory, a majority vote of those present and voting is required for approval.
3. Line 119 to read as: There are new zoning amendment notice requirements effective this year that are included in RSA 675:7, I.
4. 7:33 P.M. Rules of Procedures
5. Following changes were made for the final draft of the Rules.
 - a. Page 1: added April 27, 2015 to the first sentence
 - b. Page 2: Officers: inserted after the word discussions, including deliberations to #6
6. Meetings:
 - a. #c replaced the word on to for, removed the word requires and added at the end of the sentence as required for approval.
 - b. Page 3: no changes
7. Procedures for Processing Excavation Regulation Applications – removed the word regulation from the title of the paragraph.
 - a. Page 4: # corrected spacing of the sentence
 - b. Page 4: #d removed the Roman numeral III.
 - c. Page 5: Procedures for Public Hearings
 - d. Section A: remove the word regulation and add Applications to the title. To read as: Subdivision, Site Plan Review, and Excavation Applications.
 - e. Section B: change title to Other Hearings
8. Page 6: no changes
9. 7:45 P.M. PRenaud motioned to accept the Rules of Procedures as amended. KPaulsen seconded. KO'Connell ask if there was any further discussion. None ensued. He called for a vote. Vote was unanimous in favor.
10. 7:46 P.M. Mail Received:
11. 12 Certification notices for Allrose Farm Country Weddings Public Hearing
12. A copy of the newspaper notice of Public Hearing
13. A copy of the Town of Greenfield employee and committee members listing
14. An invoice from Staples for general supplies
15. New copies of Zoning Ordinances
16. 8:00 P.M. Allrose Farm Country Weddings Public Hearing
17. KO'Connell opened the meeting detailing the procedures for the hearing. He introduced himself as the new Chair. He advised this is a non-smoking building. And for all present to be respectful of others and their comments. He, as the Chair, will try to recognize all those who wish to speak and would like those who speak first to wait to speak again until all have voiced their thoughts.
18. The corresponding secretary verified all of the certifications were all returned and that the public hearing notice was in the April 16 Monadnock Ledger. A clipboard was handed out for all present to sign the attendance sheet.
19. Jason Reimers, Attorney representing MPerron, did a short overview of the application for Allrose Farm Country Weddings. He said Chad Branon prepared the site plan. MPerron is planning to open the property as a hotel and a seasonal wedding venue with marketing toward the rustic wedding crowd. The Farm will open May through October with events on the weekend for 1-3 nights. The home and the grooms cottage accommodates up to 20 and 120 person can attend the wedding. A function barn and the receptions will take place. The property is not available for a day event and it is required that people stay overnight.
20. KO'Connell thanked Attorney Reimers for the commentary. PRenaud, however, said that the Planning Board should go over the checklist first before further comments are made.
21. At this point, KO'Connell advised that the Planning Board will go over the application. He also advised that the application had been sent out for review by an outside consultant for the level of completion. If it is completed to the Board's satisfaction, then the Board will listen to all comments and input from the audience.

22. 8:06 P.M. Review of the Site Plan Review checklist.
23. KPaulsen noticed that the applicant's application for site plan review is the 6/10/2013 revision. The 9/2/2014 is the current revision and there are slight differences in the checklist. Which one are we using? KO'Connell responded, the one they filled out, we'll add any items left out. We will be using the current standard and there shouldn't be any issue with it.
24. DTuomala brought up the question if this is a hotel or not. RMarshall said the question before us right now is whether or not there is enough information to invoke jurisdiction. KO'Connell said we'll go through the checklist to make sure there is enough information to invoke jurisdiction.
25. The recording secretary said she would record just the missing items:
26. The Thompsons are missing from abutters listed in the inset on plat.
27. JReimers said the Thompsons are not abutters as they live across the street. I kept them on because I made an error on the first application.
28. A notation of a 30' foot setback should be on the list
29. There is no conservation, preservation or agricultural restrictions seen on the plat.
30. CBranon said there are no easements involved. Boundaries show where the restrictions are, but we are not proposing any changes.
31. Drainage system has a waiver
32. Waiver requested for storm runoff, direction, swales, etc. CBranon said we do show directional flow arrows and there is a note explaining the storm water runoff. No modifications are being done to the current drainage.
33. Waiver request on landscaping on screening.
34. JFletcher said the discussion points are: Section II, the submission requirements.
35. Is the proposed use permitted in district - to be determined?
36. Do emergency vehicles have easy access?
37. Sections III is up for discussion.
38. 8:40 P.M. Review of the checklist completed.
39. KO'Connell asked the Board, "Do we have enough information to invoke jurisdiction."
40. 8:42 P.M. Motion for Jurisdiction
41. JFletcher motioned to invoke jurisdiction. KPaulsen seconded the motion. Votes in the affirmative (JFletcher, SFox, PRenaud, KPaulsen, SAtherton), and one abstention - AWood. JFletcher said he could see only the deficiency of the missing setback and that isn't a reason to not invoke the jurisdiction.
42. 8:47 P.M. Notification of an Appeal to the Board of Adjustment
43. JCronin, Attorney for David and Marilyn Hedstrom advised that he is filing an appeal for an administrative decision to the ZBA under RSA 676:5 III and RSA 676.5.1. He handed a copy of a letter addressed to John Gryval, Chairman, Board of Adjustment advising of the appeal from an Administrative Decision. At this point, the public hearing for the Planning Board, under RSA 676.6, "an appeal of any order or other enforcement action shall stay all proceedings by the operation of the law until the Board of Adjustment renders their decision on the appeal."
44. KO'Connell read the letter from John Cronin. Followed by PRenaud reading RSA 676. 5 and RSA 676.6 to all. PRenaud motioned to stay the proceedings of the application pursuant to action taken by the opposition. JFletcher seconded. KO'Connell is any further discussion was needed. None ensued. Votes in the affirmative: SFox, PRenaud, KPaulsen, SAtherton, AWood with JFletcher abstaining. At this time audience members left.
45. A ten-minute recess began at 9 p.m.
46. 9:10 P.M. Miscellaneous Business
47. KO'Connell was reminded that an agenda has to be sent to notify all of upcoming meetings.
48. May 11, 2015 and May 18, 2015 are the next Planning Board meetings. RMarshall commented that a site walk for the proposed tree cutting locations should be done before Eversource's public hearing. AWood asked if we could get a list of the phases of the tree cutting. KO'Connell will call DCrane of Eversource to schedule a site walk review and get a list of the first phase of tree cutting so that a site walk can happen on May 9. Tree cutting will be going into 2016.
49. A tentative time was set for the site walk with DCrane, Eversource at 5:30 p.m. to 6:30 p.m., Tuesday May 6 to review tree cutting locations. KO'Connell will post the site walk on the town bulletin board.
50. Upcoming agenda items:
51. May 11, 2015 CIP and Economic Development chapter for the Master Plan to be discussed.
52. KO'Connell said that LMurphy, SWRPC, has sent the final draft on the Economic Development chapter to the Board.
53. KO'Connell will e-mail the Master Plan revisions to AWood and KPaulsen.
54. 9:45 p.m. Adjournment
55. PRenaud motioned to adjourn. SFox seconded. Vote unanimous in favor.

