

Planning Board Minutes 07/13/2015

**PLANNING BOARD
TOWN OF
GREENFIELD NH
MEETING MINUTES
RECORDED BY
SHARON ROSSI
July 13, 2015
Amended:**

Members attending:

JFletcher, PRenaud,

KPaulsen, AWood,

SAtherton, RMarshall

MBorden, Rev DOsgood,

PMartus in attendance.

RMarshall was appointed to
sit in for SFox.

7:00 P.M. Unscheduled

PCC – Joe Ellis

JEllis asked to speak to the
Planning Board about some
questions he had concerning
accessory buildings.

JFletcher advised that a
PCC is a non-binding,
informational only meeting.

JEllis stated he may want to
subdivide his 8.2 acre
property in 2 years and has
a question about what can
be put on the property as an
accessory dwelling on a
4-acre piece in the
meantime. "What can be put
on that piece? My property
is on Gulf Rd near Russell
Station Road with 1500' road
frontage in the Rural
Agricultural district." After

discussion about definitions, it was suggested that a special exception would be needed from ZBA. Once a special exception is received from the ZBA, he would work with the building inspector to be in compliance with the zoning ordinance. He would need to come to the Planning Board for a subdivision.

7:15 p.m. Meeting Minutes

PRenaud began reading the June 22, 2015 meeting minutes. Minor spelling changes were made. Three substantive changes were made. First change was made to lines 17-18 to read "an amendment was made to reflect the adoption of the Economic Development chapter of the Master Plan." Unanimous vote in favor.

Second change was made to lines 122-124 to read: "ARF [All Rose Farm] was advised by the Planning Board to go to the Board of Adjustment to seek a variance. When and if a variance is received, the applicant can return to the Planning Board. The application will remain in abeyance and kept on the Planning Board's agenda."

Third was made to line 125:

10:25 p.m. KPaulsen

returned as a voting
member.

7:40 P.M. Greenfield

Covenant Church – SPR

update

Rev Osgood has three
questions that his
congregation are asking:

#1. Can we worship in
present Center without a site
plan review? As I
understand the regulation, a
change of use would require
a site plan review,

After a discussion the Board
said, “No, to the worship at
the Center. A site plan
review is needed.”

#2. The rear parking spaces
will be reconfigured and
graded with hard pack and
can we use them now?

It was suggested that they’ve
always been used as parking
spaces, so go ahead and
remove the grass and use
those spaces. It is a non-
issue with the Planning
Board. It was suggested not
to put too much time and
money into the work as
plans could change after site
plan review. Yes, the
parking space can be used.

#3. The front parking spaces
would need site plan
engineered drawings before

they can be used. The reason for the engineered drawings is because of runoff from the roadway. PRenaud said he remembers from a previous PCC that the Planning Board said a site plan drawing will be needed for the front and side parking areas. Yes, a site engineer will have to be consulted. RMarshall said if the applicant started using their front parking spaces without a site plan review that would set a dangerous precedent. We already have a predicament concerning a business not having a site plan review.

8:10 P.M. Mail Received:

Returned certified notice from George & Rose Thomson
Post card from Tighe & Bond announcing Duncan Mellor joining the firm.
Planning Board Budget Report YTD
CIP Info from PRenaud about the Tax Collector to be given to KPaulsen

8:15 P.M. ARF public hearing kept in abeyance.

8:16 P.M. CIP

Discussion: KPaulsen presented CIP information to the Board

- Wanted the completed assigned info back by 7/6
- The fire dept survey is completed, and the fire chief has made a big change in how he is looking to replace equipment, mainly used equipment versus new. The E-1 pumper is going to be replaced in 6-8 months. The Jaws of Life aren't used every day and when needed at a recent accident, they didn't work at all. So the Jaws are a high priority. 3 sets of turnout gear is to be replaced each year. There are 12 sets now, and the 3 replacement ones will be for those that enter into the fire. Forestry truck is usable, but when it needs to be replaced, the chief can go to the USA Forestry dept and pickup one from their availability list.
- Made changes to the CIP sheets and showed the Planning Board what he did.

Asked if the slight revisions are acceptable by the Board. He feels the CIP should reflect the taxation prior to the actual purchase.

- He has talked with APatt about the administration survey, but hasn't been able to complete that sheet. There are now two divisions of the Highway Department, roads and grounds and building maintenance.
- He will be adding an informational one-page summary for each department, which will get the Select Board's attention as to what is needed (priority) but not as an urgent item. The single page will explain what is really needed, and the pictures will actually show the item.
- He feels one article should be on the warrant for CIP. We have to change the mindset of the towns

folk concerning saving
for the future.

- The CIP report is to
be presented to the
Select Board in early
October. SAtherton
said looking at it now,
this will be fine.
- PRenaud asked if the
Select Board wants to
look into town office
requirements for the
CIP. A structural
engineer will need to
be hired to make sure
the town hall is able to
handle additional
weight of a fire
cabinet, and getting
the administration to
follow through on
these items is not
happening.

RMarshall and PRenaud
advised KPaulsen not to
worry about deadlines as
there is a little extra time to
get this completed.

**9:00 P.M. Master Plan –
Construction Materials
Chapter Review**

Many members haven't had
a chance to read it. So all
will read it for the next
meeting.

9:15 P.M. Adjournment

PRenaud motioned to
adjourn. SAtherton

seconded. Unanimous in
favor