

2010
TOWN WARRANT

Town of Greenfield
State of New Hampshire

To the inhabitants of the Town of Greenfield, in the County of Hillsborough and State of New Hampshire, qualified to vote in Town affairs:

You are hereby notified to meet at the Meeting House in said Greenfield on **Tuesday, the 9th day of March 2010** next, to act on the following subjects. The polls will be open at the Town Meeting House from 10:00 am – 7:00 pm. The meeting will reconvene on **Saturday, the 13th day of March 2010** at 9:00 am at the Town Meeting House.

Article 1: To choose all necessary town officers for the year ensuing.

Article 1(a): To hear the reports of agents, standing committees, or other officers heretofore, and chosen and to pass any vote relative thereto.

Article 1(b): To vote by ballot on the following proposed amendments to the Greenfield Zoning Ordinance.

Amendment #1: Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Zoning Ordinance as follows:

Amend **Section II.P Definitions** by editing and adding to read:

P. "Building" shall mean any independent structure having a roof with structural support & more than ~~one hundred (100)~~ **two hundred (200)** square feet in size and/or when any point of the structure is greater than ten feet in height. All buildings, permanent or temporary (including quonset hut type buildings covered with plastic), must meet setback requirements

Amendment #2: Are you in favor of the adoption of Amendment No.2 as proposed by the Planning Board for the Zoning Ordinance as follows:

Amend **Section II Definitions** by adding the following section to read:

U. "Detached Accessory Dwelling Unit" a detached accessory dwelling unit is a cottage, guesthouse, employee quarters or rental unit which is built on the same property as a main house.

Amend **Section IV.C General Regulations**, Number of Buildings by deleting specific verbage in the paragraph, editing and adding to read:

~~No lot in any district shall contain more than one (1) residential building.~~

Lots in any district shall contain no more than one residential building. One detached accessory dwelling unit may be allowed by special exception of the Zoning Board of Adjustment if a property meets the following requirements:

1. The detached accessory dwelling unit shall not be sold separately without subdivision approval.
2. The property must contain a minimum of five (5) acres.
3. The maximum number of bedrooms or sleeping spaces allowed in any detached accessory dwelling unit is two (2).
4. There shall be no attached accessory apartment unit on the lot.
5. The detached accessory dwelling unit is subordinate and clearly secondary to the main residence and shall contain no more than seven hundred (700) square feet.
6. There can be no more than one (1) accessory dwelling unit.
7. There shall be a minimum of two (2) off-street parking spaces for each living unit.

Amendment #3: Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Zoning Ordinance as follows:

Delete **Section V.1 Telecommunications** and renumber as appropriate.

~~1. Telecommunications:~~

~~The purpose of this section is to establish regulations for telecommunications facilities so as to protect residential areas and lands by minimizing adverse impacts of towers.~~

~~A. Definitions:~~

~~1. "Alternative tower structure" means innovative siting techniques that shall mean man-made trees, clock towers, steeples, light poles and similar alternative design mounting structures that camouflage or conceal the presence of antennas or towers.~~

~~2. "Antenna" shall mean any exterior apparatus designed for telephonic, radio, television, personal communications service (PCS), pager network or any other communications through the sending and/or receiving of electromagnetic waves of any bandwidth.~~

~~3. "FAA" is an acronym that shall mean the Federal Aviation Administration.~~

~~4. "FCC" is an acronym that shall mean the Federal Communications Commission.~~

5. ~~"Height" shall mean, when referring to a tower or other structure, the distance measured from ground level to the highest point on the tower or other structure, even if said highest point is an antenna.~~

6. ~~"Planning Board" or "Board" shall mean the Town of Greenfield Planning Board and the regulator of this ordinance.~~

7. ~~"Pre-existing towers and antennas" shall mean any tower or antenna lawfully constructed or permitted prior to the adoption of this ordinance.~~

8. ~~"Telecommunications facilities" shall mean any structure, antenna, tower or other device which provides commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications (SMR) and personal communications service (PCS) and common carrier wireless exchange access services.~~

9. ~~"Tower" shall mean any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.~~

~~B. Applications For:~~

~~Antennas, towers and alternative tower structures, their associated antennas and arrays and telecommunications support facilities shall be subject to site plan review and approval. An application with designs for antennas, towers, alternative tower structures, their associated antennas and arrays and telecommunications support facilities shall be submitted to the Planning Board who will establish a schedule for processing the application.~~

~~C. Permitted Areas:~~

~~The installation and operation of telecommunications facilities are permitted in the Rural/Agricultural District. It is also permitted in the General Residence District but only as a special exception granted by the Board of Adjustment. When considering applications for the construction and operation of telecommunications facilities, the Planning Board and the Board of Adjustment will consider such factors as proximity to residential buildings, the impact on the value of the surrounding properties, its affect on the character and natural features of the site, the number and frequency of employees visiting the site, nuisances it may create such as interference with neighborhood television, telephone or radio reception plus any comments of abutters.~~

~~D. Additional Antennas:~~

~~—The Planning Board, in granting approval for the installation and operation of a telecommunications facility and the Board of Adjustment when approving special exceptions, can insist that an alternative tower structure be used in place of a regular tower structure and they can insist that the tower or alternative tower structure be available for future placement of additional antennas, including antennas owned and operated by other private companies and firms and/or government agencies.~~

D. Maximum Height:

~~No tower or alternative tower structure will exceed one hundred (100') feet in height.~~

E. Height Simulations:

~~During the ninety (90) day period following formal acceptance of an application, the Board may, during its deliberations, require that the applicant erect a structure that would physically simulate the proposed tower, thus enabling the Board to better assess the impact of a tower at a particular location. As an example, a crane boom, extending one hundred (100') feet vertically, would simulate a one hundred (100') foot communications tower.~~

F. Bond Posting:

~~The Planning Board can require that an applicant, for the construction of a telecommunications facility, post a bond to cover the cost of removing the facility if it should ever be abandoned.~~

G. Abandoned Equipment:

~~Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna or tower shall remove the same within ninety (90) days of the issue date of the notice to remove the tower or antenna.~~

I. Towers and/or antennas shall meet the following requirements:

~~1. Towers and/or antennas:~~

~~a. The design of antennas and telecommunications support facilities shall use materials, colors, textures, screening and landscaping that create compatibility with the natural setting and surrounding structures.~~

~~b. Signs shall be limited to those signs required for cautionary or advisory purposes only.~~

~~—2. Towers:~~

~~a. Setbacks: towers will be required to meet all district setback requirements.~~

~~b. Color: Towers shall be finished in a neutral color to reduce visual obtrusiveness, subject to any applicable standards of the FAA.~~

~~c. Landscaping: The tower compound shall be landscaped with a buffer of plant materials that effectively screens the view of the tower base and compound from property used for residences. The standard buffer shall consist of a landscaped strip at least five feet wide outside the perimeter of the compound and shall provide for and maintain minimal landscaping on the remainder of the zone lot. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. Towers located on large, wooded lots with natural growth around the property perimeter may be considered a sufficient buffer.~~

~~d. Lighting: Towers shall not be artificially illuminated unless required by the FAA or other governmental regulation. Ground level security lighting not more than twenty feet in height may be permitted if designed to minimize impacts on adjacent properties.~~

~~e. All utility lines and pipes will be placed underground.~~

Modify all of Section V.2 by rewording any references to Personal Wireless Service facilities in the Section to read **Telecommunications/Personal Wireless Service Facilities**

Amend **Section V.2.C.1 Personal Wireless Service Facilities Purpose and Intent, District Regulations, Location** by editing and adding to read:

Personal wireless service facilities shall be permitted in all Zoning Districts. **Special exception by the Zoning Board of Adjustment is required for all zoning districts except Rural/Agricultural and the General Residence district.** Applicants seeking approval for personal wireless service facilities shall first evaluate existing structures for siting of personal wireless facilities. Only after finding that there are **not** suitable existing structures pursuant to Section C (4) herein, shall a provider propose a new ground mounted facility.

Amend **Section V.2.D.1 & 2 Personal Wireless Service Facilities Use Regulations** by deleting:

- ~~1. Existing Tower Structures: Subject to the issuance of a building permit that includes review by the Planning Board, which review shall be limited to issues relating to access, bonding, and security removal, structural integrity and appropriate camouflage of such siting, carriers may locate a personal wireless service facility on any guyed tower, mast, or monopole in existence prior to the adoption to this article, or on any personal wireless~~

~~facility previously approved under the provisions of the Article so long as the co-location complies with the approved site plan. All the Performance Standards from this Article shall be met. This provision shall apply only so long as the height of the mount is not increased, a security barrier already exists, and the area of the security barrier is not increased. Otherwise, site plan review is required.~~

- ~~2. Reconstruction of Existing Tower Structures: An existing guyed tower, lattice pole, mast or monopole in existence prior to adoption of this Article may be reconstructed with a maximum twenty (20') foot increase in height so as to maximize co-location so long as the standards of this Article are met and so long as this twenty (20') foot increase in height does not cause the facility previously existing at less than one hundred forty (140') feet to exceed one hundred forty (140') feet in height. The mount shall be replaced with a similar mount that does not significantly increase visual impact on the community. Site plan review is required.~~

Amend the Greenfield Zoning Ordinance by adding the following section after **Section V.2.E Personal Wireless Service Facilities, Dimensional Requirement** and renumber as appropriate:

F. Height Simulations:

During the ninety (90) day period following formal acceptance of an application, the Board may, during its deliberations, require that the applicant erect a structure that would physically simulate the proposed tower, thus enabling the Board to better assess the impact of a tower at a particular location. As an example, a crane boom, extending one hundred (100') feet vertically, would simulate a one hundred (100') foot communications tower.

Amendment #4: Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Zoning Ordinance as follows:

Amend **Section IX Open Space Development Ordinance** by adding to read:

Open Space Development, in accordance with this ordinance may be allowed in the General Residence District and the Rural/Agricultural District. Open Space Development shall mean a residential development in which residences are clustered together, adjacent to permanently preserved open space **with a meaningful purpose as outlined in this section.**

Amend **Section IX.C.3 Open Space Development Ordinance, Definitions** by deleting specific verbage in the paragraph, editing and adding to read:

3. "Net Developable Area" shall mean the total acreage shown to be developable under Town of Greenfield Subdivision Regulations and Zoning Ordinances, minus all areas which are determined not to be suitable for on-site sewage disposal, ~~minus~~ **and** all areas designated as Wetland or Wetland buffer.

Amend **Section IX.D Open Space Development Ordinance, Lot Size and Frontage** by, editing and adding to read:

The minimum size for an Open Space Development is twenty (20) acres. The minimum lot frontage **of the open space development lot** shall be at least a contiguous one hundred (100') feet. All Rights of way shall be at least sixty (60') feet in width. At least one access to the Open Space Development shall be within the minimum frontage. The minimum frontage and access shall be within the Town of Greenfield.

Amend **Section IX.F.2 Open Space Development Ordinance, Standards for Approval** by, deleting specific verbage in the paragraph, editing and adding to read:

2. There will be no greater diminution of ~~neighboring~~ **the nature, character and value of surrounding properties** ~~property values~~ than would be created under any other use or development permitted in the underlying district(s).

Amend **Section IX.F.4.a.1 Open Space Development Ordinance, Standards for Approval** by, deleting specific verbage in the paragraph, editing and adding to read:

Access for safety/**emergency** vehicles onto the site, within the site, and to individual ~~houses~~ **dwelling units**.

Amend **Section IX.F.4.b.1 Open Space Development Ordinance, Standards for Approval** by, editing and adding to read:

- 1) Protection of environmentally sensitive areas, including but not limited to, wetlands, shore land buffers, wildlife corridors and critical habitat, significant groundwater **and surface water** resources.

Amend **Section IX.G.2 Open Space Development Ordinance, General Requirements** by, editing and adding to read:

2. The Common Area shall be deeded to all residents of the development. The area may contain accessory structures and improvements necessary and appropriate for educational, recreational, cultural, or social uses. The area may also be used for utility services utilized by the residents of the development. The area may not be used for residential, commercial, or industrial uses. The area shall be bound by a Mandatory Homeowners Association or similar legal entity **and is subject to Site Plan Review and Approval**.

Amendment #5: Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the Zoning Ordinance as follows:

Amend **Section XV.E Building Construction, Term of Permit** by deleting specific verbage in the paragraph to read:

A permit under which no work is started within six (6) months after issuance will expire by limitation. If an Excavation has been wholly or partially completed or the foundation

walls have been erected and the project is terminated, the parties granted the permit would be required to bring the excavation back to grade within six (6) months after the date of the permit. Failure to carry construction beyond first-floor flooring within six (6) months or to complete exterior structural details as specified in filed plans and specifications within twelve (12) months after the start of work will be considered evidence of termination of the project for which the permit was issued. A building permit ~~for a new structure or for alterations to an existing structure~~ shall expire two (2) years after the date issued. If any work has not been completed which is covered by the original permit, a new permit shall be required unless the Code Enforcement Officer has previously approved a schedule for construction which runs past the expiration date of the original permit but in no instance will a permit term exceed two (2) years and six (6) months.

(end of Article 1(b))

Article 2: To see if the Town will vote to approve the following resolution to be forwarded to our State Representative(s), our State Senator, the Speaker of the House, and the Senate President.

Resolved: The citizens of New Hampshire should be allowed to vote on an amendment to the New Hampshire constitution that defines “marriage”. Submitted by petition.
(Majority vote required)

Article 3: To see if the Municipality will vote to raise and appropriate and to further authorize the Selectmen to utilize **Fifty Thousand Dollars (\$50,000.00)** of the Fund Balance for the purpose of Painting the Meeting House and the Town Office Buildings. (Majority vote required) - *Selectmen support this article.*

Article 4: To see if the Municipality will vote to raise and appropriate the sum of **Six Hundred One Thousand, Eight Hundred Nine Dollars (\$601,809.00)** to support the operation and maintenance of town property. Allocation as follows: (Majority vote required) - *Selectmen support this article.*

Ambulance	\$23,800
Building Inspector/Code Enf.	5,730
Cemeteries	11,775
Conservation	3,450
Elections/Registration	28,760
Executive	119,951
Financial Administration	54,578
General Government Buildings	44,468
Health Agencies	4,489
Insurance	31,531
Interest of Bonds	37,548
Interest on TAN	3,000
Legal Expenses	15,000
Other Debt Service	7,035
Other General Government	38,275

Parks & Recreation	13,378
Patriotic Purposes	900
Payroll Expenses	39,000
Planning Board	17,255
Principal of Bonds	65,000
Regional Association Dues	3,186
Street Lighting	4,000
Welfare Administration	24,250
Zoning Board of Adjustment	<u>5,450</u>
	\$601,809

Article 5: To see if the Municipality will vote to raise and appropriate the amount of **Six Thousand Dollars (\$6,000.00)** and place said amount in the existing Town Office Building Energy Efficiency Capital Reserve Fund for the purpose of designing, purchasing and installing energy equipment and renovations and to further name the Board of Selectmen as the agents to expend these funds. (Majority vote required) – *Selectmen support this article.*

Article 6: To see if the Municipality will vote to raise and appropriate the amount of **Ten Thousand Dollars (\$10,000.00)** and place said amount in the existing Fire/Rescue Apparatus Capital Reserve Fund and to further name the Board of Selectmen as the agents to expend these funds. (Majority vote required) - *Selectmen support this article*

Article 7: To see if the Municipality will vote to raise and appropriate the amount of **Seventy Four Thousand, One Hundred One Dollars (\$74,101.00)** to support the Fire Department. Allocation as follows: (Majority vote required) - *Selectmen support this article.*

Building Repairs/Maint.	\$2,000
Chiefs Wages	1,800
Computer Support/Maint.	250
Dues & Subscriptions	1,000
Electricity	4,100
Emergency Management	1,000
Equipment	4,500
Equipment Replacement	7,750
Expense Reimbursements	7,500
Fire Alarm System	550
Fire Prevention	500
Forest Fire Equipment	500
Forest Fire Reimbursements	500
Gasoline & Diesel Fuel	3,000
General Supplies	500
Heating Fuel	4,500
Insurance – General Liability	735
Insurance – Supplemental	350
Insurance – Vehicle	2,900
Medical Supplies	2,650
Mutual Aid	15,516
Postage	100

Radio Repairs/Maint.	1,500
Telephone	1,900
Training Services	4,000
Uniform Allowance	1,000
Vehicle Repairs/Maint.	<u>3,500</u>
	\$74,101

Article 8: To see if the municipality will vote to raise and appropriate the amount of **Five Hundred Fifteen Thousand, Eight Hundred Fifty-Nine Dollars (\$515,859.00)** to support the Highway Department. Allocation as follows: (Majority vote required) - *Selectmen support this article.*

Advertising	\$ 500
Building Repairs/Maint.	3,000
Calcium Chloride – Summer	1
Computer Equipment	1,500
Computer Software	1,500
Drainage Material	9,000
Drug/Alcohol Testing	500
Dues & Subscriptions	100
Education/Conventions	2,000
Electricity	2,000
Equipment Rental	8,000
Fire Alarm System	600
F/T Wages	105,566
Gasoline & Diesel Fuel	30,000
General Supplies	1,000
Gravel/Processing	20,000
Heating Fuel	6,000
Hydraulic Jackhammer	1
Insurance – Dental	2,416
Insurance – Disability	1,464
Insurance – Health	31,697
Insurance - Life	111
Insurance – Vehicle	2,700
Lease Payments	52,120
Mileage	1,000
O/T Wages	15,835
Protective Clothing	1,500
Public Works – P/T Wages	5,536
Retirement	13,912
Road Reconstruction	70,000
Safety Equipment	3,500
Salt & Sand	35,000
Sealing & Tarring	10,000
Small Tools	2,500
Street Signs	3,000
Supervisor Salary	30,000

Telephone	2,500
Vehicle Reimbursement	11,800
Vehicle Repairs/Maintenance	27,000
Welding Supplies	<u>1,000</u>
	\$515,859

Article 9: To see if the municipality will vote to raise and appropriate the amount of **Seventy Two Thousand, One Hundred Fifty Dollars (\$72,150.00)** to support the Stephenson Memorial Library. Allocation as follows: (Majority Vote required) - *Selectmen support this article.*

Books & Periodicals	6,175
Building Repairs/Maint.	850
Computer Equipment	50
Computer Software	250
Computer Support/Maint.	250
Dues & Professional Exp.	250
Education/Conventions	325
Electricity	2,800
Fire/Security System	600
General Supplies & Postage	850
Heating Fuel	6,000
Mileage	150
Office Equipment	5
P/T Wages	41,895
Programs/Entertainment	500
Roof Repairs	9,000
Sewer Fees	600
Telephone	<u>1,600</u>
	\$72,150

Article 10: To see if the municipality will vote to raise and appropriate the amount of **Two Hundred Seven Thousand, Two Hundred Forty-One Dollars (\$207,241.00)** to support the Police Department. Allocation as follows: (Majority Vote required) - *Selectmen support this article.*

Chiefs Salary	65,000
Computer Equipment	500
F/T Wages	42,432
Gasoline	6,500
General Supplies	1,500
Insurance – Dental	1,347
Insurance – Disability	976
Insurance – General Liability	5,500
Insurance – Health	20,194
Insurance- Life	55
Insurance – Vehicle	800

Mutual Aid	15,000
O/T Wages	2,000
P/T Wages	16,500
Personal Equipment	3,500
Postage	200
Radio Repair/Maint	200
Retirement	16,037
Telephone	3,000
Training Service	1,500
Vehicle Repair/Maint.	<u>4,500</u>
	\$207,241

Article 11: To see if the Municipality will vote to raise and appropriate the amount of **One Hundred Seven Thousand, Nine Hundred Fifty-Two Dollars (\$107,952.00)** to support the Recycling Center. Allocation as follows: (Majority Vote required.) - *Selectmen support this article.*

Advertising	100
Building Repairs/Maint.	1,000
Contract Services	39,900
Dues & Subscriptions	250
Education/Convention	200
Electricity	1,000
Equipment Maintenance	1,000
Forklift Propane	200
General Supplies	500
Hazardous Waste	1,500
Insurance – Dental	875
Insurance – Disability	488
Insurance – General Liab.	120
Insurance – Health	18,233
Insurance - Life	28
P/T Wages	10,785
Refrigerant Removal	400
Retirement	2,320
Supervisor Wages	25,323
Telephone	730
Tire Removal	500
Used Oil Collection Grant	<u>2,500</u>
	\$107,952

Article 12: To transact any other business that may legally come before this meeting.

Given under our hand and sealed this **11th** day of **February** in the year of our Lord **Two Thousand Ten**.

GREENFIELD, N.H. BOARD OF SELECTMEN

Karen Day, Chairwoman

Jarvis M. Adams-IV, Selectman

Aaron C. Kullgren, Selectman