

Planning Board
Town of Greenfield
Approved Meeting Minutes
Recorded by Janice Pack
March 12, 2018

Members Attending: Paul Renaud, Ken Paulsen, Robert Marshall, Kathleen Carpenter, Andre Wood, Angelique Moon

Public Attending: Robert Wachenfeld

Meeting Opened: The meeting was called to order by PRenaud at 6:00 PM.

Minutes: The Minutes from the meeting of February 26, 2018 were read by PRenaud. Changes were made:

Lines 41-42 were amended to end the sentence after the word "impact."

Line 50: insert "of the catch basin" after "details"

Line 54: insert "sheet" after "Plan"

Line 69: amend "were they kind" to "were they the kind"

Line 93: change "other side" to "Northern side"

Line 117: correct "They" to "The"

Line 189: correct "of" to "or"

Line 228: correct the second "PRenaud" to "KPaulsen"

AMoon motioned to accept the minutes as amended. KCarpenter seconded and all were in favor (6-0). Motion passed.

Mail

1. A letter from the NH Division of Historical Resources acknowledging a submittal received for the Invasive Species Removal Project, 103 Sunset Lake Road
2. The February 2018 flyer from Southwest Region Planning Commission
3. A copy of the Invasive Species Removal Project for 103 Sunset Lake Road (Map S2, Lot 29) Minor Impact Wetland Application prepared by Stoney Ridge Environmental LLC
4. An Application for Lot Line Revision / Technical Subdivision for R9, Lots 30 & 36, H & H Investments LLC of Antrim. As this was an involuntary merger, it was handled by the Select Board. PRenaud will check with Aaron Patt and contact the applicant if necessary.

Other Business – PRenaud will doublecheck the brooks on the property of the Blanchette Self Storage Units, 295 Sawmill Road (Tax Map R1, Lot 29), and make sure Alexander Brook is the correct name for the brook before it is added into the notes and plans as required in the conditional approval.

Business Permit/Occupancy Form and Conditional Use Permit Form

The Board reviewed the sample provided and talked about when a form like this might be used, and whether it could replace a final approval letter. RMarshall noted that the sample was a form that would be mainly used by the Code Enforcement Officer, not necessarily by the Planning Board. He noted the line regarding a penalty fee and thought whether or not any penalty fee should be assessed should be an executive decision, not a Planning Board decision. He did think that there should still be a final approval letter issued. PRenaud wondered if it should be called a Business Occupancy Permit or just a Business Permit. KCarpenter said maybe we should defer to Mike Borden on that. RMarshall suggested that we ask MBorden to convert the form for Greenfield's use and then come before the Board to

further discuss it. AMoon wondered about the process for renewal of the permit; this is another good question to ask MBorden. PRenaud said that we don't have expirations or renewals on our permits. RWachenfeld asked if an existing business would be grandfathered in. It was thought that MBorden could issue a permit to an existing business if asked; this is another item to discuss with him. PRenaud said that there should be a Conditional Use form unique to the Groundwater Protection District. PRenaud will invite MBorden to the April 9th Planning Board meeting to further discuss these points.

Review of Event Facility Tracking Forms for 2017

Six Event Facility Tracking Forms were received from Michele Perron, the former owner of Allrose Farm, and the Board reviewed these to see if there were any concerns. MBorden had issued a violation letter to MPerron because she had put false information on the event form and was in violation of the Fire Safety Code. PRenaud does not feel that we will have any problems with the new owners following the rules. He has heard that the new owners want to have more larger events, and fewer smaller events. He does feel that we could make both the ordinance and the form less complicated by perhaps tweaking the attendance requirements.

AMoon asked if we had made a decision on how to use the data from the tracking forms; she thought she remembered that we were going to put them into a spreadsheet. The minutes will be checked to see what the intent was. AWood said that if the permit goes with the property, then even though the property has changed hands, the review still needs to be held. The major purpose of the review is for the Board to learn and see what is working and what isn't.

Planning & Projects for 2018

PRenaud asked the Board if they wanted to work on a Solar Ordinance over the rest of this year. RSA 672:1-3a and 3b says that you CAN regulate it, but 3d says that if your ordinance fails to address it, then it IS allowed. AWood said he felt it was good to be proactive. Impact and keeping the rural character of the town need to be considered. The best way to move forward was discussed. Anyone who is interested can research other towns' ordinances before our April meeting, and we can discuss those and move forward from there.

The Alternative Subdivision Ordinance has been more of a problem in that the Board as a whole has not always been in agreement on how to regulate this. Previously, the Board agreed on a list of goals, but not in how to reach them. Hiring a consultant was mentioned, but the consultant that we had last year strongly recommended that we write the ordinance ourselves; a consultant that doesn't live in our town would be crafting an ordinance that is not germane to Greenfield.

PRenaud felt the options were to:

1. have one person write the ordinance and bring it back to the Board for review
2. hire a consultant to have a preliminary discussion on what we need to have in the ordinance
3. further discuss conditional use permits to see how they can be applied

AMoon offered to draft the ordinance, but PRenaud strongly recommended that we hire a consultant to get it done. He will contact Steve Whitman and a few other consultants and come back to the next meeting with more information on costs and timelines.

KCarpenter moved to adjourn this meeting, and AMoon seconded. All were in favor. Motion passed.

The meeting adjourned at 8:36 PM.