

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
Recorded by Janice Pack
May 21, 2018

Members Attending: Kathleen Carpenter, Robert Wachenfeld, Ken Paulsen, Robert Marshall, Andre Wood

Meeting Opened: The meeting was called to order by KCarpenter at 6:30 PM. It was noted that KPaulsen will be a Voting Member tonight as Angelique Moon is absent.

Minutes: The Minutes from the meeting of May 14, 2018 were read by KPaulsen. Several corrections were made:

1. Line 21 should read "as amended" not "as written"
2. Line 45 – correct the spelling of "Heidrich's" to "Hedrich's"
3. Line 72 insert "Jarvis Adams" who also came in to represent the ZBA
4. Line 78 change "variance" to "special exception"
5. Line 82 insert "RMarshall stated there is a difference between a special exception and a variance." after "permitted."
6. Line 85 change to read: "asking to go from the currently allowed 10 events to 22 events with up to 125 people which is a substantial change."

RWachenfeld motioned to accept the minutes as amended. KCarpenter seconded and all were in favor (5-0). Motion passed.

Mail

1. An updated Town Hall directory list

The Board discussed the changes to the Special Events Facility Ordinance that Nicole and Nathan Lechman were looking for. No word yet from the ZBA on an answer from Legal.

Preliminary Conceptual Consultation for Dennis Rossiter of 8 Slip Road

Dennis Rossiter is a realtor with Spoonwood Country Properties LLC and he is looking for information to give prospective buyers now that the 8 Slip Road property is back on the market. The building, Lot 9 on the tax map, is owned by the same owner as Lot 10 – the Town of Greenfield. They are both small lots (.2 and .11 acres) so he wonders if a multi-family building could be put up on them if they were combined. The home on Lot 9 was demolished by fire in 2007 and would need to be taken down but had previously been two family/3 unit housing according to the property card.

AWood felt that parking would certainly be an issue. The Board discussed the setback and build to lines. RMarshall felt that the only setback to be concerned with would be the sides (not less than 20'). There needs to be at least 300 square feet of living area for each.

DRossiter asked if the town would expect the new owner to pay arrearage for the taxes owed, as the smaller lot was taken for nonpayment of taxes. The Board stated that would be up to the Select Board. RMarshall said that the building used to be a classic New England villager and he used to take his kids to buy school clothes at that store. KCarpenter said that if someone made an offer, they could come before the Board for a Site Plan Review. DRossiter said there would need to be a lot of contingencies in

the Purchase and Sale Agreement, and KCarpenter agreed. It was suggested that DRossiter speak to Catherine Shaw and find out what kind of "tax baggage" Lot 10 has.

Planning Board Business

KCarpenter introduced the revised Rules of Procedure that she and Angelique Moon had worked on. The Board reviewed the changes. RMarshall said that in his experience as a previous chair, he felt it was best to have all legal contact done by the Board Chair or Designee. AWood made a motion to accept lines 67 and 68 as amended. RWachenfeld seconded. Discussion: KPaulsen asked about the majority holding if we only had 4. Call the question: All were in favor, Motion passed. (5-0)

KCarpenter asked if this should go before Legal first or if Margaret Burnes could review this. It was decided that she would run that question by the Planning Board Chair and they would decide how to proceed.

RMarshall moved to accept lines 88 and 89 as amended. RWachenfeld seconded. All were in favor; motion passed. (5-0)

RMarshall moved to accept lines 90 and 91 as amended. KPaulsen seconded. All were in favor; motion passed. (5-0)

The Board discussed Lines 94 to 113 which contain the order of the meeting. RMarshall moved to accept Item 5 and change Items 5 and 6 to Items 6 and 7. AWood seconded. All were in favor; motion passed. (5-0)

RWachenfeld moved to amend Line 330; KPaulsen seconded it. All were in favor; motion passed. (5-0)

RMarshall asked to return to lines 18-20, and they were amended as follows: Contact with outside agencies will be executed either by the Board Chair or by the Board's designee. Ken moved to accept; RMarshall seconded. All were in favor; motion passed. (5-0)

By vote of the Planning Board finally on May 21st, these changes to the Rules of Procedure were made. The Rules of Procedure are currently posted on the Planning Board section of the Town of Greenfield website, and will be updated for all to view.

Other Business

KCarpenter thanked RWachenfeld for working so hard with Mike Borden on the Business Occupancy Permit. Adding the \$50 fee was once again discussed. The Board had proposed a \$50 one-time fee for the issuance of the Permit. MBorden had said he was fine with whatever the Board decided.

KCarpenter suggested going with a \$35 fee; AWood said he felt \$25 was sufficient. KCarpenter moved that we accept the Business Occupancy Permit as amended with one change: going to a fee of \$25.

RMarshall seconded. RWachenfeld suggested a \$30 fee. KPaulsen read off the other currently charged fees. After discussion, the question was called and all were in favor except KPaulsen who abstained. Motion passed. (4-0-1)

KCarpenter asked AWood for his update on the Master Plan Implementation Plan where the Action Items will be put into a database. He asked a few other questions about how it would be used, and KCarpenter suggested another column for when the action was completed. All agreed to keep it simple.

Pertinent chapters can be sent quarterly to the appropriate boards, departments and committees to be updated.

RWachenfeld asked if the Solar Energy Ordinance that he had drafted should have different regulations in the different districts. KCarpenter asked if many other towns separated it by districts and suggested that he compare to some of the smaller, surrounding towns. She said perhaps he could get copies of their ordinances or note it if they don't have one. AWood asked what our goal was. Currently we do not have an ordinance on the books, so we are proposing certain restrictions to preserve the rural character of the town. To that end, we should focus on the possible things we find objectionable. KCarpenter suggested we look at Lyndeborough, Peterborough, Temple, Bennington, Sharon and Hancock. KCarpenter asked if RWachenfeld needed any assistance and told him to reach out if he did.

The next meeting will be held upstairs on June 11th at 6:30 PM.

RWachenfeld asked if we could have a moment of silence in honor of our Veterans and military members.

RMarshall mentioned that at noon on Sunday we will be holding a Memorial Service on the Meeting House Lawn and hoped to see everyone there.

AWood moved to adjourn this meeting, and KPaulsen seconded. All were in favor (5-0). Motion passed.

The meeting adjourned at 8:55 PM.