

**Planning Board**  
 Town of Greenfield  
 Approved Meeting Minutes  
 Recorded by Janice Pack  
 May 14, 2018

**Members Attending:** Kathleen Carpenter, Robert Wachenfeld, Ken Paulsen, Robert Marshall, Angelique Moon. Andre Wood participated via telecom

**Meeting Opened:** The meeting was called to order by KCarpenter at 6:37 PM. It was noted that KPaulsen will be a Voting Member tonight.

**Minutes:** The Minutes from the meeting of April 23, 2018 were read by RMarshall. Several clarifications were made:

1. For consistency, on line 19 change "R936" to "R9-36".
2. On line 49, change "Lot 31" to "R9-31".
3. On line 69, again change "Lot 36-1" to "R9-36-1".
4. On line 94, change "access way" to "access easement".
5. For clarification, add "USGS contour lines" after Item 14 on line 97, and "soil data" on line 100 after Item 15.

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

**Mail**

1. Email from Nicole Lechman of Allrose Farm.
2. A/P Folder with an invoice to approve from Monadnock-Ledger Transcript for \$51.25 for noticing for the H & H Investments Public Hearing and an invoice from the State of NH Office of Strategic Initiatives for \$110.00 for the 2018 Planning & Zoning Conference attended by KCarpenter. RWachenfeld was unable to attend.
3. A Regional Impact Notificatoin from the Town of Goffstown regarding a hearing for a proposed telecommunication facility.
4. A certified letter from the Town of Hooksett regarding a public meeting to consider an application for communications towers.
5. The April 2018 flyer from SWRCP.

**Preliminary Conceptual Consultation for Rosewood Equine (R9-39)**

Evan and Lora Hedrich are looking to expand their current operations by adding an indoor riding arena to allow riding later in the evenings and during rainy or colder weather. They want to add a new barn which would be divided out into 16 new boarding stalls and additional storage. They would like to bring in more clients both for boarding, and indoor riding. They are not looking at this time to bring in events such as horse shows but they do intend to offer more lessons and more camps. KCarpenter mentioned that parking, especially with trailer traffic, might be a concern. They are planning to have a path beside the existing barn that will be reworked a little bit for trucks and trailers to pass through.

There was further discussion about shows and events, and while the Hedrich's are open to that, that is not their plan currently. KCarpenter asked how many people they would expect on an average day. EHedrich said that LHedrich teaches 10 lessons a day on a full day, and their boarders come maybe 3 or

4 at a time on a summer weekend. There was a discussion on outdoor lighting which would need to be brought up with Michael Borden.

While a horse related show would be clearly agricultural, someone asking to get married in the proposed indoor riding facility would be crossing the line and come under the purview of the Special Event Facility. RMarshall asked how many employees they have. EHedrich said they have 3 part time employees currently who do not receive a paycheck, but work in exchange for boarding of their horses. They anticipate adding 2 more if the proposed stalls are all full. RMarshall asked how they are handling manure at the Farm. They currently have 25 horses and would have 40 at capacity. EHedrich said they have a manure drop and spread most on the land.

KCarpenter asked the Board if they felt this would require a site Plan Review. RMarshall said "Without a doubt." Parking, and turning on and off of Route 31 are concerns. KCarpenter recommended that the Hedrich's look at the Site Plan Review process and then really work with Michael Borden and RWachenfeld for completeness. AMoon read the criteria for when a Site Plan Review was necessary. She also suggested that they go through the application carefully to be sure everything is covered. AMoon stressed that they should not feel discouraged. RMarshall asked about the wetland on their property and asked them to be mindful of that as well. KPaulsen asked if there would be any cutting or clearing required. EHedrich said they had already cleared almost 90% of the area and had plotted the space with the company they expect to do the excavation work. He said they may need to clear another 10' of trees. The Board will look forward to seeing them again when they are ready for a Site Plan Review.

#### **Planning Board meeting with ZBA to discuss Allrose Farm Request**

Gil Morris, Jarvis Adams and Craig Pettigrew from the ZBA were present, as well as Nicole and Nathan Lechman. KCarpenter read the email from Nicole Lechman stating their proposal for changing the number of events held and number of guests allowed at each.

GMorris stated that he had received an email from the Lechman's and had brought it to the ZBA for discussion. The ZBA feels that they are not authorized to modify the details regarding attendance caps in the Special Events Facility Ordinance. In many ordinances it will state for what reasons a special exception could be given. In this ordinance, it says nothing about modifying or changing the ordinance to allow more (or less) attendees or events. KCarpenter asked about the reasons for the tiered system. AWood said that they had been trying to address impact as a larger event would definitely create more impact and require a longer recovery time. GMorris said that it is very clear what is permitted. RMarshall stated there is a difference between a special exception and a variance. RMarshall said GMorris should check with Legal to see if the ZBA would have the authority to grant a variance in this case. KCarpenter said the Lechmans could petition the Town to get the ordinance changed. They are asking to go from the currently allowed 10 events to 22 events with up to 125 people which is a substantial change.

GMorris said that he would contact Legal for advice. AMoon said that the Planning Board does review the Special Event Ordinance on an annual basis, and at that time they could potentially decide to bring an amendment before the Town for vote. RMarshall said that the biggest concern the Planning Board had when they first crafted the Ordinance was the impact to the town. While they wanted to preserve the big farms and allow the owners to be able to subsidize their income by holding events, they moved slowly and cautiously in drafting the requirements. KCarpenter reviewed the options with the Hedrich's and GMorris said that he would forward the answer from Legal to all as soon as it was received.

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98 **Other Business**

99 KCarpenter gave a summary of the Planning & Zoning Conference that she had attended. She learned  
100 quite a bit – one thing during the Agricultural Use session being that if you don't specifically state that  
101 something is NOT ALLOWED, then it IS allowed. She also learned that there is a bill going before the  
102 House stating that if you are changing the use of a building, then you need to completely de-lead it.  
103

104 KCarpenter asked AWood if he had done anything on the Master Plan database. AWood is planning on  
105 being at the next meeting and will share an update then.  
106

107 KCarpenter asked AMoon if she had an update on the Open Space Ordinance. She does but would like  
108 to review it with AWood first. KCarpenter asked how long it would take to present and AMoon said  
109 about an hour. That will be added to the agenda for June 25<sup>th</sup>.  
110

111 The Board discussed the projector and screen that had been budgeted for the Planning Board and asked  
112 AWood to forward the models we are looking for to Aaron Patt so he can get them before the June 25<sup>th</sup>  
113 meeting.  
114

115 RWachenfeld went over the Solar Energy Ordinance that he had drafted and KCarpenter said that it  
116 would be helpful to see the changes he had made to the original ordinance. AMoon said that in the  
117 Solar Energy checklist draft it speaks a lot about adding solar panels to a new home, but not about  
118 adding them to an existing home so she would like to see that included. KCarpenter said perhaps adding  
119 language about a Solar Farm would also be good.  
120

121 The Business Occupancy Permit was discussed. RWachenfeld had met with Michael Borden and  
122 tweaked it just a bit. RMarshall asked for clarification about the May 28<sup>th</sup> deadline, and what the impact  
123 was for existing businesses. KCarpenter said this form was for new businesses with new site plan  
124 reviews and change of use. There was a question about the \$50 Administration Fee. AMoon read from  
125 the minutes of April 9<sup>th</sup> where we discussed the fees and penalty fees. RMarshall said that the fee for  
126 the Permit would be different than the \$50 Administration Fee. Fees were discussed, and suggestions  
127 made to ask MBorden and APatt about the fee amounts. RMarshall moved that we vote to accept the  
128 new permit form and take his suggestion for the fee. AMoon asked about the part that requires a  
129 Planning Board signature, and that was amended to read "Planning Board Chair or Designee".  
130 KCarpenter decided to table the vote on the form until after the changes had been made.  
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132 RMarshall brought up the RSA-91A:3 regarding nonpublic meetings. He read the conditions when one  
133 might be held and stated that if the Board was being sued that would be the only time a nonpublic  
134 meeting might be held under that RSA.  
135

136 The next meeting will be held upstairs on May 21<sup>st</sup> at 6:30 PM.  
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138 **AMoon moved to adjourn this meeting, and KCarpenter seconded. All were in favor (5-0). Motion**  
139 **passed.**  
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141 **The meeting adjourned at 9:15 PM.**