

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
Recorded by Janice Pack
July 9, 2018

Members Attending: Angelique Moon, Robert Wachenfeld, Kat Carpenter, Andre Wood, Ken Paulsen

Meeting Opened: The meeting was called to order by AMoon at 6:34 PM.

Ken Paulsen was appointed as a voting member tonight.

Minutes: The Minutes from the meeting of July 9, 2018 were read by AWood. Changes were made:

On Line 8: Andre Wood's name was added.

On Line 16: the minutes were read by KCarpenter.

On Line 16: change the date from the 11th to the 25th.

On Line 31: Correct "SWRP" to "SWRPC"

On Line 39: after "structures" add "within the CMREC District"

On Line 56: delete "and we should vote" and insert "enough" to read "...complete enough to invoke..."

On Line 70: amend to a lower case "m" to read "moved"

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

Mail

The current Planning Board budget report

The invoice file with a packing slip for the projector screen to be approved

A flyer from UltiPlay addressed to Bob Marshall, Planning Director

Event tracking form for a wedding held at Allrose Farm on 7/21/18

Event tracking form for a wedding held at Allrose Farm on 7/22/18

AMoon said that Gil Morris emailed her to ask for a Planning Board Opinion on the Allrose Farm case. The Board discussed whether or not we had anything further to add; AMoon will reply to him.

The Planning Board meetings in August will be held on the first and third Mondays instead of the second and fourth to accommodate the Planning Board Clerk's work schedule.

New Business

7:00 PM Public Hearing for Crotched Mountain Lot Line Adjustment

AMoon gave an overview of the Public Hearing process. Mike Coughlin gave a brief synopsis of why they wanted to do the Lot Line Adjustment. RWachenfeld noted that we have received a waiver request from Meridian for the soils on the lots in question. The Board began to review the plats for the lot line adjustment. AWood questioned if R2-8 was part of the easement.

Moving forward with the checklist, AMoon asked if this was a project that had regional impact? It was agreed that it did not. AWood noted that the CMREC does cross a town border, but this lot line adjustment would not affect Bennington at all. The Board answered the questions regarding the plat on the Application Checklist.

1. Plat prepared according to RSA 478:1-a and Hillsborough County Register of Deeds. **Yes**
2. Proposed subdivision name; name and address of owner or applicant. **Yes**

3. North arrow; scale; date of Plan; name, license number and seal of surveyor and any other professional whose seal appears on the plat. **Yes**
4. Locus plan showing general location of the tract within the town. **Yes**
5. Boundaries and designations of applicable zoning districts; statement as to compliance with zoning requirements. **Yes**
6. Names and addresses of owners of record of all abutting properties. **Yes**
7. All subdivisions within 100 feet, intersecting roads and driveways within 200 feet, easements, parks or public places, or similar facts regarding abutting properties. **Yes**
8. Boundary survey and location of permanent markers; lot areas in square feet and acres; and tax map and lot numbers. **Yes**
9. Identification of frontage; location of existing and proposed driveways. **Yes**
10. Location of existing and proposed streets, classifications, widths of travel and right-of-way; surface material. **Yes**
11. Existing and proposed buildings, other structures, and building setback lines. **It was noted that we might like to see additional information here – setbacks on R2-10**
12. Watercourses, ponds, standing water; rock ledges, stone walls and other natural features; existing and proposed foliage lines. **Might need to see another waiver request for the foliage lines**
13. Any open space to be preserved. **n/a**
14. USGS contour lines. **Lot R2-10 and Lot R2-8 have contour lines**
15. Soil data, including wetland designation. **Waiver request received**
16. Special flood hazard areas. **n/a**
17. Methods of sewage disposal; location of percolation tests test results; identification of 4,000 square-foot septic area. **The Board questioned this**
18. Location of 75-foot well radius on property. **AWood said that it looks like R2-8 pulls water from a share well**
19. Location & profiles of existing and proposed water mains, sewers, culverts, drains and connections. **The Board had questions here**
20. Plans for soil erosion and sedimentation control. **n/a**
21. Copy of state septic approval or certification from septic designer. **n/a**
22. Road plans, if applicable **n/a**
23. Copy of driveway permit. **n/a**
24. Copies of any other state or federal permits. **n/a**
25. Existing and proposed easements **Yes**
26. Copy of any deed restrictions. **Yes**
27. Copy of deeds covering land to be used for public easements and rights-of-way. **n/a**
28. Location of boundaries of Groundwater Protection District. **n/a**
29. Any additional reports or information required by the Board. **RWachenfeld said we had received the additional information we had asked for.**

KPaulsen motioned that we have enough information to invoke jurisdiction; KCarpenter seconded. All were in favor; motion passed 5-0.

Sam Ingram from Meridian Construction came forward on behalf of the Applicant to give further details on the proposal. He showed a plat showing the areas that are excluded from the Conservation Easement and the new lots of R2-8 and R2-10. AMoon asked what was on R2-7; it is a vacant non-buildable lot.

Singram answered the questions regarding the well and the flood zone. AWood wants to know how many lots are hooked up to the well on R2-9. Singram said that he wasn't sure, but the State allows for up to 9 lots. He asked if the Board needed to have the setback lines added to the plats. He stated that the contour intervals are shown on R2-8 and R2-10; he agreed that they don't show on some of the other lots. He asked about the foliage line and said that if they required waivers, he would deal with that.

PUBLIC INPUT

Those in favor of the Proposal: (no one spoke)

Those in opposition: Michelle LeBlanc spoke; she said she wasn't necessarily in opposition but has a question about the layout of the road. She said the original road has been changed, and she wants to know what the Town is planning to do with the back lot. The Board said that they do not know; that is not part of this application.

KCarpenter recommended that she had something in writing stating that Crotched Mountain will give right of way and maintain the road. She said the lenders will require that as part of a purchase and sale. AMoon asked specifically what the plan for access to R2-8 was. Andy Peterson, representing Crotched Mountain, said that Crotched Mountain will plow the road. KCarpenter said that if that section of Cart Lane is no longer going to be maintained then you would lose your frontage and the lot would be nonconforming. MCoughlin said if it had to be maintained, they would maintain it. MLeBlanc asked if the 2 gates would remain. KCarpenter wanted it clear in the minutes that the section of Cart Lane between R2-9 and R2-8 needs to be maintained so the lot line adjustment does not create a nonconforming lot. MCoughlin said he would make a commitment to have the gate down tomorrow if that would expedite the process.

Charlene Stephens is the realtor for R2-10 and R2-7 and she wanted to make sure that the agreement would include R2-7. AMoon stated that the Board is not hearing an application for R2-7 tonight, but she advised them to do due diligence if they are interested in that lot. Jackie Jaillet asked if she worked for Crotched Mountain could it still come under the same district. AMoon referred to the CMREC District in the Zoning Ordinance and suggested that she read that for further information.

At 8:26 the Board closed the Public Input part of the Hearing and moved into Deliberation.

KCarpenter asked SIngram to explain the hashing on the plat as it covered part of the road. He said that is the existing boundary line of R2-10. There is an easement that crosses currently. The Board would like that to be clarified on the plat.

The Board would like notes regarding the hatching added to the plats. KCarpenter would like clarification on the existing septic; APeterson pointed that out for her. She would like it to be shown. The water for R2-8 and R2-10 needs to be shown. Revisiting the waiver regarding soil data, KCarpenter said that the waiver needed to state why they didn't need a waiver for the soils. SIngram revised the waiver to include this. **KCarpenter moved that the Board accepted the waiver as amended. KPaulsen seconded. All were in favor; motion passed. (5-0)**

The Board still needs to see the notes regarding the hashing, the sewer and water, and the road as discussed above. **KCarpenter moved that the board grant conditional approval pending the 3 items requested. RWachenfeld seconded. All were in favor; motion passed (5-0).**

Our next meeting will be held on Monday, August 6th, at 6:30 PM. **AWood moved to adjourn this meeting, and KPaulsen seconded. All were in favor except RWachenfeld who abstained. Motion passed. (4-0-1)**

The meeting adjourned at 9:00 PM.