

1                                   **Planning Board**  
2                                   Town of Greenfield  
3                                   Approved Meeting Minutes  
4                                   Recorded by Janice Pack  
5                                   August 6, 2018  
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8   **Members Attending:** Angelique Moon, Robert Wachenfeld, Kat Carpenter, Ken Paulsen, Andre Wood

9   **Meeting Opened:** AMoon called the meeting to order at 6:32 PM.

10   AMoon asked KPaulsen to be a voting member tonight, and he agreed. It was noted that he would be away on  
11   September 10<sup>th</sup> and would miss that meeting.

12   **Minutes:** The minutes from the meeting of July 23, 2018 were read by KPaulsen.

13   Changes were made:

14   On Line 74 change "share" to "shared"

15   On Line 93 change "Meridian Construction" to "Meridian Land Services Inc."

16   On Line 108 change "had" to "get"

17   On Line 119 amend to read: "AMoon stated that the board is not hearing an application for R2-7 tonight.

18   KCarpenter advised them to..."

19   **KCarpenter moved to accept the minutes as amended; RWachenfeld seconded. All were in favor; motion**  
20   **passed.**

21   The Board discussed the outcome of the Allrose Farm Public Hearing with the ZBA and JPack brought up the fact  
22   that the Lechmans has said they had been having overnight guests. The Board will continue to monitor the  
23   Event Tracking Forms submitted from Allrose Farm.

24   Crotched Mountain did meet the conditions set for them at the Public Hearing, and the plats have been signed.

25   **Mail:**

- 26       1. Invoice from Monadnock Ledger-Transcript for \$71.75 for noticing for the Crotched Mountain  
27       Foundation Public Hearing  
28       2. Current Planning Board Budget Report through 7/18/18  
29       3. The Southwest Region Planning Commission July 2018 Flyer  
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31   Clerk Hiring Update: Bridget Wood is interested in learning more, and that is why she's attending tonight's  
32   meeting.  
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34   **Blanchette Self-Storage Site Plan Review:** KCarpenter noted that she is recusing herself in case there needs to  
35   be any voting. Chad Branon of Fieldstone Land Consultants and Dave and Tammy Blanchette have come for the  
36   full approval of the Self-Storage Site Plan Review.  
37

38   CBranon provided the Wetlands Permit and the DOT Permit, so those conditions have been met. They added  
39   Sunset Lake Brook to the plans, and the snow storage area and stump dump. They revised the plans slightly in  
40   order to address the state's comments, and those made by the Conservation Commission through the state, by  
41   moving a retaining wall back just a bit. He brought 3 sets of the revised plans. The Blanchette's would like to file  
42   for a building permit, so now want the Board's full approval. AMoon asked if there were any concerns as to  
43   whether or not they had met all of the 4 conditions. **RWachenfeld moved to grant full approval of the site**  
44   **plan, AWood seconded and all were in in favor (4-0). Motion passed.**

KCarpenter unrecused herself.

The Board discussed the status of Rosewood Farm, who has not communicated with the Board recently. RWachenfeld will reach out to them and see what's going on.

RWachenfeld met with Kevin McMurray from 1039 Forest Road who was looking to put up some sort of privacy barrier and had reached out for options. RWachenfeld then spoke to Mike Borden who said there was no permit required for a fence if it was 6' or less, and it needed to be 12" or more from the property line. RWachenfeld was happy to pass the information along to KMcMurray.

#### **Open Space/Alternative Subdivision**

AMoon led a discussion, beginning with the first section on Purpose. The draft and its revisions were shown on the projection screen. KCarpenter wanted to change the word "community" to "common" for Purpose D. Upon reading the definition of Open Space Common, KCarpenter said she did like that better.

AWood said that if we were going to add a benefit to the developer, this might be a good place to do it. AMoon said there was a note on bonuses such as Incentive Lots in Section V.

Moving on to Section II Objectives, there was discussion on D regarding enabling clustering of buildings with lots serving to buffer permanently designated Open Space. AWood suggested it be omitted. KCarpenter agreed. AMoon asked how everyone felt about F. Again, the word "community" was used. AMoon said perhaps that sentence should be deleted, but KCarpenter said she liked it if we used "common". A few more changes were made.

Section III – A list of definitions designed to clarify some of the language used was reviewed.

The Board discussed Steep Slopes, which are only mentioned once in the Zoning Ordinance. Apparently, Greenfield does not have a Steep Slopes Ordinance. AMoon found that they are generally defined as 15% or more; for unbuildable, she used 25%. AMoon amended that to 19% to match the driveway regulations. She encouraged the Board to look into that further. AWood said that if we don't have a Steep Slopes Ordinance then perhaps we should.

AMoon brought the discussion to Section VIII Roadways where the final line says "Roadways may not be used to meet the minimum required Open Space." She asked if all agreed with that sentence. Hearing no disagreement, she continued.

Moving to Section IV Authority and Applicability, it states that the minimum Parent Parcel Lot Size for an Open Space Development is 20 acres. AMoon wondered if it should stay at 20 acres. That would mean that there aren't many parcels in Greenfield that would qualify. She asked if we should drop it to 10. She wanted to look at how many parcels of that size we have in town. AWood felt we should not go below 15 acres. Gathering more information on this will be "homework" for the next meeting.

**RWachenfeld motioned to adjourn, KCarpenter seconded. All were in favor except KPaulsen, who abstained. Motion passed 4-0-1.**

The meeting adjourned at 8:40 PM.