

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
Recorded by Kathleen Carpenter
October 22, 2018

Members Attending: Angelique Moon, Robert Marshall, Ken Paulsen, Andre Wood, Rob Wachenfeld, Kat Carpenter. Sean Higgins is present.

Meeting Opened: AMoon called the meeting to order at 6:40 PM.

KPaulsen will be a voting member tonight.

KCarpenter reads the minutes from October 15, 2018. The following corrections were noted:

LINE 7 change AWood to Andre Wood

Line 11 add 'grant' after LCHIP

LINE 26 change Ordinances to Ordinance

Line 27 add 'that' after just

LINE 28 change drafts to draft

LINE 30 change Awood seconds to AWood seconded

LINE 35 add 'Ground' before Water Protection District

LINE 37 change rerquired to required

LINE 47 change Giamarino to Giammarino

LINE 49 remove 'or less' and add 'to the owners' after unrelated

LINE 54, 55 remove MBorden will bring it up to the landowners attention.

LINE 55 change principals to 'principles'

LINE 58 change ordinance and Fire Code to 'Health, Fire and Safety codes.'

LINE 59 change BnB permit to 'Bed and Breakfast Site Plan Review'

LINE 61 change discusses to discussed

LINE 67 add period (.) after management, remove 'and' and add 'It' before was purchased.

LINE 68 add 'for a new laptop' after sufficient funds, ad 'hired.' after is.

LINE 70 change Margret to Margaret Byrnes

LINE 74 change Oct 15th to Oct 22nd

LINE 79 change KC to KCarpenter, change MP to Master Plan

33 LINE 80 change Margret to MByrnes

34 LINE 83 – 85 delete lines

35 LINE 89 change farm to 'Farm'

36 LINE 90 the ordinance and Fire Code to 'Health, Fire and Safety Codes'

37 AWood moved to accept the minutes as amended, AMoon seconded, there was no discussion, the
38 motion passed 6-0-0.

39 7:03pm PCC for Greenfield Congregational Church (GCC) – Phillip Martus, Dan Osgood, Michael Sparling,
40 Alan Easton

41 The PCC is for the church to discuss putting on an addition to the building on 12 Depot Rd. June 18,
42 2014 the church had applied for and was granted a variance for a different addition. The Board
43 suggested that they speak with the ZBA to determine if the variance was still valid since they did not
44 complete it. The Board discussed parking. PMartus said they expect 30 to 50 people to worship,
45 DOsgood stated that there is plenty of space for parking. AMoon asked the size of the proposed
46 addition. DOsgood said if the patio was used it would be approximately 1000 sq ft. The second
47 option would be smaller. Nov 10, 2014 BMarshall was notified that the GCC was not ready to proceed
48 with the renovation.

49 **7:50pm Mail:** 10/12/2018 Invoice from CAI Technologies for \$525.00 for Planning Map Maintenance-
50 AMoon will send a note to Catherine Shaw asking about this.

51 Setbacks and Rural Ag Setbacks: ZBA is requesting that the PB considers the ability use rebar iron bars
52 for markers, currently the ordinance requires granite markers. AMoon sent a note to MBorden to ask
53 his input and to request if there is any guidance available from the state. The PB will add this to a later
54 agenda.

55 Setbacks Discussion: AMoon presented various setback requirements from other surrounding town
56 for the board to review. Most surrounding towns have smaller setbacks than Greenfield. KCarpenter
57 moved the PB change the Rural Ag setback requirements to 50 ft in front and 35 ft sides and rear for all
58 lots zoned rural ag. RWachenfeld seconded. Discussion on the motion. AWood asserts that the
59 side setbacks should not be reduced. RMarshall stated that there is a variance procedure in place to
60 assist landowners who would otherwise be impacted by the higher setbacks. AMoon reviewed set
61 back requirements for all other zoning districts and they are the same. They all include language for
62 smaller non-conforming lots. **AMoon feels that if the PB reconsiders setbacks, it would need to be**
63 **reviewed in all Zoning Districts rather than in Rural Ag.** KCarpenter withdrew the motion. AMoon
64 asked the PB how to move forward. BMarshall suggests the PB sends a question to Plan Link regarding
65 potential impacts to changing setbacks and what should be considered when developing setbacks.
66 **AWood questioned the meaning of " Rural Character" as referenced in the Master Plan. ACTION>>**
67 **RWachenfeld to send a question to Plan Link, ACTION>> Plan a ZBA/CEO Joint meeting with PB.**

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69 Questions in regards to setbacks (100/50 has stood for approximately 20 years):

70 1. What would the right number be? For each zone?

71 2. What are the potential impacts when changing zoning set backs?

72 3. Over the last 5 years, what cases have come before the ZBA for a setback variance (per
73 district, but specifically Rural Ag)?

74 4. Over the 5 years how many setback violations have there been in Rural Ag?

75 5. What are short term and long term consequences/implications for setback changes?

76 ACTION:>>> Next meeting come up with survey questions to go to the town.

77 9:30pm KCarpenter motioned to adjourn, AWood seconded. There was no discussion. 5 were in
78 favor, 1 abstained, the motion passed 5-0-1, the meeting adjourned.

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APPROVED