

**Planning Board**  
Town of Greenfield  
Preliminary Meeting Minutes  
Recorded by Kathleen Carpenter  
November 26, 2018

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

**Meeting Opened:** AMoon called the meeting to order at 6:33 PM. Ken Paulsen will be a voting member.

AMoon discussed the December 24<sup>th</sup> meeting. This meeting will be moved to December 17<sup>th</sup>.

AMoon read the minutes from last meeting. The following corrections were noted:

Line 8: Change Amoon to AMoon,

Line 13: change SWRPC Commission to read SWPRC,

Line 22: should read *'There was discussion regarding the level of detail captured in the minutes when correcting minutes from the previous meeting. It was agreed by the board to limit documented changes to substantive changes.'*

Line 24: should be corrected to read: *'Regarding "rebar" being used as property line markers, brought up by the ZBA. AMoon read a response from Greenfield Code Enforcement Officer Michael Borden stating that he felt that no change should be made. AWood moved that the PB accept the recommendation from MBorden, KPaulsen seconded. There was no further discussion. The motion passed 4-0.'*

Line 24 part 3: replace motions passed to *'the motion passes'*

Line 25: After *'was discussed.'* Add the language *'KPaulsen reviewed submitted ZBA cases for the past 5 years and presented the board with his findings. Out of four cases, two were due to the property owners not reading the ordinance before building. There were only two other cases and KPaulsen felt this did not represent a good reason to change the ordinance setbacks. The board agreed. The board discussed the lack of setback cases in the town and felt the existing sliding scale language for each district in the ordinance was sufficient. AMoon moved to table the changing of set backs in the districts. KPaulsen seconded. There was no further discussion. The motion passed 4-0.'*

Line 26: Change Rwachenfeld to *'RWachenfeld'*.

AWood moved to accept the minutes as amended, KPaulsen seconded. No further discussion. The motion passed 6-0.

Mail:

- DES Groundwater Protection Bureau FALL 2018 Newsletter
- FEMA Notification for a Discovery Meeting Dec 12<sup>th</sup> or 17<sup>th</sup> for RISK Map Project for the Contoocook Watershed
- Town of Greenfield Planning Board Budget Report YTD
- Application for lot line adjustment for lot Map R4 Lots 17 and 18-2 from Adams and Higgins.

AMoon requested that the PB discuss the decision from last meeting regarding substantive versus non-substantive changes. The Board discussed several things and determined that one person should

review the minutes shortly after the meeting in which the minutes were taken. AMoon states that for the time being all changes should be captured.

**New Business:** KPaulsen brought up the need for a clerk. KCarpenter suggested that the PB take an ad out in the Monadnock Ledger.

BMarshall brought up a discussion he had with someone regarding the Economic Development Advisory Committee (EDAC). There were some suggestions made regarding how the EDAC could center itself around Greenfield's Small Businesses. KCarpenter, as chair of the EDAC, stated that the EDAC needs more members however at previous meetings that is exactly what the EDAC was trying to do. KCarpenter suggests that the previous EDAC minutes be provided to this person. BMarshall will work with his contact and KCarpenter will speak to the moderator to bring this up at town meeting. AMoon moved that the board supports the previous changes to the budget. The Board strongly supports the recommendations for this year's budget for the EDAC line item. AWood seconded. There was no discussion. The motion passed 6 – 0.

**8:15pm Old Business:** The board discussed Open Space lots. AWood discussed cluster development and felt that the draft language did not adequately take cluster development into account. The board reviewed the draft Open Space language. The board reviewed the Purpose and Objectives that the board had previously agreed to and other draft language.

**9:15pm** KCarpenter moved to adjourn the meeting. RWachenfeld seconded. There was no discussion. The motion passed 6-0.