

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
Recorded by Michelle Hall
March 11, 2019

Members Attending: Angelique Moon, Kat Carpenter, Rob Wachenfeld, Robert Marshall, Ken Paulsen

Meeting Opened: AMoon called the meeting to order at 6:30pm. KPaulsen will be voting member.

6:30pm- AMoon opens the floor for: 8 Slip Road

AMoon discussed 8 Slip Road Site Walk, went very well. The Board discussed the checklist from prior meeting and what items were/were not completed.

Applicants spoke about the overview which is different from last meeting on topic. Applicant produced 3 copies of plats. Applicants stated they hired a civil engineer to perform the work.

- a) Applicants are unsure on whether the parking out front is part of town right away. Email sent to RWachenfeld. **RWachenfeld will be looking into this.**
- b) Applicants has no trash storage area on plat as tenants will be taking trash to the dump themselves. There will be no dumpster or trash removal provided/available.
- c) Exterior lighting plan shows there will be a down cast light and an existing street light out front..

Mike Borden (Fire Department Representative/Greenfield Building Inspector) explained there is no problem with the Fire Suppression and all sides of the building are fully accessible by the fire department.

Applicants also provided a floor plan sketch showing 2 units converted into 3 units, which was viewed by board. They explained, however, that the 4th unit would be in the current attic but were considering it in the basement. Applicants stated that there would be no final floor plan provided at this time but that one will be provided once the Board approves the site plan for 4 units.

The Board reviewed the checklist and found the following Items needed to be corrected on plats:

- 1) Grades for terrain to be altered- change in rear of structure- dots are located but there are no explanation for what they are.
- 2) Catch Basin(s) need to be added to legend.
- 3) Need to add direction of run off flow with arrows (add flow).
- 4) Sewage has not been located but believed to run under the driveway, can be found with metal detectors. Plat should indicate where sewage leaves the building and a note added that the location of the connection to town septic is unknown.

RMarshall stated that he wanted to know about existing drainage system and where the run off would going. Is there an existing drainage system? Will water drain into the swale below or into the town drainage system? This is not shown on plats produced by Applicants this evening.

Board Looking into:

- 1) Parking area in front of structure- town owned, town granted or other.
- 2) Do we need to have lumens output for the lighting plan?

Plan being reviewed by board, notes given. A continued hearing is scheduled for April 8th 2019 at 8pm.

7:12pm AMoon opens the floor for: R3 Lot 37-39-1- Nickerson Lot line Adjustment 03/11/19

Rules of order discussed.

RWachenfeld stated that the Public Hearing was properly posted.

Applicant Representative- Surveyor (Peter Melon) filling in. Lot line adjustment-2 existing lots on Old Bennington Rd, single family home and 9acre lot, both owned by the Nickersons. Want to create a 5-acre lot with single family structure (existing) and 46.95 acres to other lot. Site plans were provided to board.

The Board Reviewed the Checklist and noted the following items need to be provided:

Item #5 needs to be added

Item #12 waiver request

Item #14 add contour line or submit waiver request

Item #15 need soil content/wet land designation- can take from county soil map, checklist is complete, Waiver request

Item#12 pond showing on plan- no new construction, just moving property line

RMarshall stated that although this is just a lot line adjustment he would like to see slope, wet land, grade, water (pond and wet land showing), concerned/unsure how one will get access to back lot- down the road property could be sold and changed, the future purposes influence the decision.

KCarpenter stated that the applicant could provide a waiver request to show this and elevations.

RMarshall recommended that the board moves to invoke jurisdiction for the application, KCarpenter seconds. There was no discussion. Motion passed 5-0-0.

AMoon opened the public hearing at 7:35pm.

Peter Melon conducted a recent survey and board has map. Map is showing 2 pins (steel) next to each other with space between.

Mr. Melon stated that Mr. Todd (the surveyor of 1975) had thought the corner should be common. Mr. Melon was unsure why. Mr. Melon noted that there are discrepancies with the recent survey and the 1975 survey.

AMoon asked if any member of the public wanted to speak in favor. There were none other than the applicant's representative.

AMoon opened the floor to the public for those opposed to speak.

89
90 **Opposed-**

91 **Diane Sential- 149 Old Bennington Rd** asked if this has to do with the property that she is buying from
92 the Nickersons? AMoon showed the location on the map. Diane is an abutter but not affected by this.
93 There will be a small separate piece of land next to her property. AMoon asked for Peter Melon to
94 please clarify how big the small strip of property would really be. Peter explained that she is not losing
95 land. Nor is her land being impacted by the lot line adjustment.
96

97 **George Rainier -121 Old Bennington Rd** stated that Norm and Linda Nickerson and himself have been
98 speaking for many months, wondering about how this will affect his property as well, spoke about giving
99 them 700 sq. ft to access the larger lot. George is opposed to this because property lots all come to a
100 point and there is not a spacing between lot lines as is depicted on this survey. George brought plan of
101 **Philip F + Marjorie M Vanasse Land, July 10, 1975 that is recorded at the Hillsborough County Registry**
102 **of Deeds.**

103 Mr. Rainier stated his concerns, Concern #1: registrations with deeds, what proposed plan was for
104 frontage of lots Concern #2: If lot 37 is approved, there will be two very narrow access points to the
105 redesigned lot, is a concern. If the access way is used to the 7'4" opening than there will be serious
106 affects to his property. Land locking back lot if all markers are correct. Concern #3: Water problems from
107 failed culverts sending water down his southern property lines-very wet ground; also, from Cavender Rd
108 and Burk Rd. He dug along southern property line previously to help with water flow from his property.
109

110 **Francis Khouw- 244 Cavender Rd** asked what land will be used for? Would like to know about wet lands
111 if it is to be developed?
112

113 **Andre Batten- 48 Cavender Rd** stated that the water table by his house is too high, what happens if
114 proposed 43-acre lot change is developed on, his property will flood out even worse than it does
115 already? Mr. Batten brought another property mapping that also has been recorded at the Hillsborough
116 County Registry of Deeds. If you do the measurements with the sq. ft- he felt that the new survey is
117 inaccurate by a lot. (PL#23996 DWR 100 Subdivision Mitchell-Sullivan for June 7th, 1988.) Mr. Batten is
118 interested in knowing if the owner would consider staking the property lines? Finds a difference of 80'
119 from his lot. Would the owner provide all the deeds of the abutters?
120

121 KCarpenter informed the deeds are available to the public, anyone can pull the deeds.
122

123 **Eileen Khouw- 244 Cavender Rd** asked what would happen if you have several plot plans which are
124 different, then you sell your property- they don't match up- what happens- there will be an issue.
125 AMoon stated that you may look towards another surveyor or consultant. KCarpenter stated that
126 survey's in conflict could impact the sale of a property.
127

128 The public hearing closed 8:23pm by AMoon.
129

130 The Board began deliberation- 8:31pm
131

132 AMoon asked Mr. Melon about the really small northern strip of land, what is the plan for it?

Do we need to act on the pin locations or would we be able to move forward? AMoon asked Mr. Melon how long the applicants have to move forward.

Mr. Melon stated that the applicants have a purchase and sales agreement on the 5-acre parcel currently, he believes.

AMoon asked Mr. Melon to send PDF for both plans to the board.

Mr. Melon stated that there will not be vehicular traffic through that small strip of land. There could be future access. There is not 50' so he believes that there would not be any development (too wet to develop as well) from his understanding from the applicant. There has also been discussion about the fact that there is too much wet land and too much water directed to the larger property for any development to be completed. Given his experience the lot is good for forestry purposes and not development. KCarpenter suggested the Board do a site walk. Mr. Melon stated he would be in favor of site walk. There is a wall at the small opening on the north side of the larger lot which can be removed if needed for forestry access. Mr. Melon stated that a Title attorney will not be helpful. This is a civil matter on property lines. Surveyors would need to be involved.

KCarpenter suggested that a title attorney may need to get involved there are possible discrepancies with the new pins set by Mr. Melon and the other recorded plans.

KCarpenter, RWachenfeld and RMarshall all agree that the Board cannot move forward until the pin locations are confirmed. Board will request a legal interpretation from the town's attorney on this . The board will wait for Bart's response- then conduct a site walk. The Board will ask Bart what the next steps are then make a decision. *RWachenfeld will talk to Bart about this.

RMarshall would like to continue this at a later date after board has answers from the attorney. The Board will take in account the abutters concerns about future plans, however, landowners have a right to do with their property as they will within the confines of the ordinances.

Site walk will be posted as a public meeting but no separate notices provided to the abutters. They will need to check the town website for date and time.

AMoon moved that the Board continue the deliberation to April 8th at 8pm. (will not be posted, as public hearing is closed). RWachenfeld seconded. There was no discussion. The motion passed 5-0-0.

Review of Draft Minutes: KCarpenter read the minutes from the February 25, 2019 meeting. No corrections were noted. AMoon moved to accept the minutes as written. RWachenfeld seconded. There was no discussion. The motion passed 5-0-0.

Mail:

03/11/19 Town of Greenfield Planning Board Budget Report

Winter 2019 New Hampshire Department of Environmental Services- News Letter

January 2019 SWRPC- Commission Highlights

February 2019 SWRPC- Commission Highlights

Town of Greenfield Directory?

KPaulsen motioned to adjourn. RWachenfeld seconded. There was no discussion. The motion passed 5-0-0. The meeting adjourned 9:12pm