

1 **Planning Board**
2 Town of Greenfield
3 Preliminary Meeting Minutes
4 Recorded by Michelle Hall
5 April 8, 2019
6

7 **Members Attending:** Kat Carpenter, Rob Wachenfeld, Mason Parker, Robert Marshall, George Rainier,
8 Ken Paulsen
9

10 **GRainier** was sworn in as a Planning Board Member.
11

12 **6:30pm KCarpenter called meeting to order.**
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14 **R4-17, 18 18-1 Adams/Higgins LLA-** Dorene Adams handed the Planning Board the requested plats
15 which were approved by the Planning Board and signed by KCarpenter and RWachenfed. Dorine Adams
16 gave a check to Catherine, previously today, for bill balance.
17

18 **6:34pm RMarshall read minutes from 3/25/19 meeting.**

19 Line#9- change to state 'KPaulsen will be voting member'

20 Line#12- change 'as well as' to 'as well as the writer of tonight's agenda'

21 Line#39- change to state 'With the ZBA waiver, the new owners'

22 Line#40- change 'Gamberino' to 'Giammarino'

23 Line#47- remove 'RMarshall also explained.'

24 Line#58- change date to 4/22/2019

25 Line#65- change to 'GRainier'

26 Line#82- Remove 'Allrose Farm' and change to 'Special Events in Facility Ordinance-'

27 Line#70- change to read 'to be worked out by landowners'

28 Line#85- change to read 'Discussion regarding Allrose Farm'

29 Line#93- change to KCarpenter and RMarshall agree to'

30 Line#102- change to 'RWachenfeld handed bills for noticing to Dane for noticing.'

31 Line#108- remove 'doing with' and change to 'in regards to'

32 Line#111- add licensed forester after 'David Batchy'

33 Line#134- change to read 'Eversource tree trimming and brush cutting'

34 Line#141- change to read 'To help the public'

35 Line#156- change to 'discussed the expense for'

36 Line#160- Add 'PB has previously reached out to a paid consultant.'

37 Line#167,170- change 'MP' to 'Master Plan'

38 Line#172- removed 'within' and change to 'among'

39 Line#182- change to 'lumens'
40

41 **GRainier moved that the minutes be approved as amended. MParker seconded. 6-0-0.**
42

43 **7:04pm**

44 **KCarpenter** discussed the ZBA hearing scheduled for April 30, 2019 in regards to Allrose Farm.

Todd Mason, Greenfield DPW, explained that he and his crew have the dirt portion of New Boston Rd torn up where they are replacing a culvert. TMason explained that there are no houses on this section of the road and that they have the area closed to all traffic. TMason would like to have this opportunity to do some tree trimming, not tree cutting. There are some branches hanging which have been damaging passing vehicles in which he would like to trim. TMason stated that he would only need to rent a wood chipper for a half day if he is able to do at the current time. TMason has a full crew right now and would like the green light from the planning board to do this now. He stated that they can go into the stone walls but will not be going that far. They can blow chips into the woods or hauled to the dump. He stated he is trying to be proactive.

GRainier asked what the max diameter is they want to cut. **TMason** explained they can cut max 5" legally.

TMason explained RSA 231;150. And explained there are no houses on this section of road. DPW will only be in the town right of way.

KCarpenter moves that the board approved. **GRainier** seconded. 6-0-0 approved.

7:10pm Continued discussion from last meeting.

KCarpenter stated that she would like Planning Board to figure out when a case number is applied for a case number. She would like to see a case number assigned from application. **RMarshall** stated that PCC's do not need a case number. He added that there is no need to have case numbers so early for no reason.

MParker agreed that there may not be a reason to do the case numbers from the start.

KCarpenter questioned **MParker** when should the case number get assigned. **MParker** answered.

KCarpenter explained that legal time frame starts at submission. **KCarpenter** would like that the submission be completed by the secretary of the planning board, then a case number will be assigned. Case numbers should be 'Date- 01,02,03' depending on amount in one day. She added that tracking was done very well when **RMarshall** was doing it before. **RMarshall** made it very clear that **CShaw** assigns the case numbers.

7:20pm MParker discussed CIP

MParker explained that **KPaulsen** is going to let him do the leg work of putting together the tables.

MParker explained that he and **KPaulsen** will meet with department heads throughout the month of May. **MParker** stated they are working on this and he is cautiously optimistic. **MParker** discussed dates in which he and **KPaulsen** will be discussing matters. Looking for September being the end date.

RMarshall stated that, for first time, the town was able to purchase a new cruiser the Capital Reserve account which was put together by the Planning Board. Because the money is in a savings account there is a bit of interest which gets added.

7:28pm Collaborative Board Meeting

RMarshall explained that the Select Board will be discussing the collaborative board meeting this week.

7:29pm Procedures and Application Checklists

KCarpenter explained that Planning Board still needs to work on the checklists. She asked **GRainier** to take this on with **RWachenfeld**. **KCarpenter** explained that the application should clearly state 'Applicant

is responsible and needs to make sure application is correct.' This should be clear for the applicant to see.

7:30 PCC: V3-9, 8 Slip Road; Green Tech Home Builders

KCarpenter discussed that this is just a discussion and there will be no comments from the public. She explained that she asked Mike Borden here for discussion.

7:33pm PCC: V3-9, 8 Slip Rd; Green Tech Builders- KCarpenter opened floor for applicants to discuss what they would like to do.

Flip Trembley and Chuck Hall of Green Tech Home Builders, showed rough plats to the Planning Board. They explained that they are actively trying to purchase the location to tear down and put up a 4-unit townhouse, with drive-in one car garages. They will be changing the plan that Planning Board has already viewed. All front parking would be on the property and not on/in the town right of way. Would reuse a lot of the granite and rocks on property as much as they can. Flip and Chuck explained the preliminary designs for the building.

RWachenfeld asked, as resident, about the picture of the building. He stated that town residents would like for the building to look old and rustic like the rest of down town.

Flip and Chuck explained they have no plan to purchase the property next to this one but they are thinking of looking into it. If the money is right then Chuck is ok with making it look good with even just grass.

RMarshall asked if the guys read into the documents about the down town character. Chuck stated that he has read them. He asked about what they are doing for snow storage. Chuck stated that in New England we all figure out what to do with snow. He showed a spot that should work. They are still discussing this with an engineer.

KCarpenter asked MBorden about set back. If building is razed than in one year, they can do the exact foot print and would not need to go through the current variances. MBorden asked what would be the tallest height to the bottom of the first-floor windows. MBorden stated that it can not be any more than 21' for residential construction and he discussed a little further with Flip and Chuck.

8:00pm Board takes a brief break.

8:09pm KCarpenter called meeting back to order. Discussed that it is closed hearing.

Planning Board Deliberations- R3-37, 39-1; Nickerson LLA

GRainier recused himself from this matter.

KCarpenter read and explained response email exchanges from town counsel in regards to survey discrepancies. **KCarpenter** explained what the emails mean. **KCarpenter** opened the floor to the board.

MParker stated that it all makes sense.

RMarshall explained that if Planning Board approved now it would be a lot of taking of land and he agrees with Bart's recommendations.

Peter Melon stated that they were asked to make some revisions to the plat, he disbursed plats to board. PMelon explained that changes were made to the plats as requested by the Planning Board. He explained that note #6, topographic data and soil type were all added to the plats. He stated that he

hasn't seen the letter from Bart but in reading it he believes that there may be a misunderstanding from Mr. Batten's plan. PMelon gave an explanation for the property lines distance. **KCarpenter** explained that there was not a discrepancy over the line yet a discrepancy on the four corners on recent survey. **RMarshall** reminded Peter Melon that we are not discussing with him, he was asked and he can only show evidence, which he did.

KCarpenter explained that there are two choices which the board could make.

RMarshall moves to table this matter until parties resolve. When the parties resolve they can come back. **RWachenfeld** seconded.

KCarpenter asked the applicants if they wanted to resolve with abutters and come back or withdraw the application.

MParker stated that his concern is with smoothing out jog with the lot lines, according to NHManicioke.org . In this situation Andre Batten should be added to this application as he is affected. They all should be in agreement to this.

KCarpenter explained she believes that the Planning Board is not in a position to make a decision based on the abutters concerns. She asked applicants how long they need to work this out with abutters. May 20th will be the estimated continuation to this.

RMarshall motioned that we table the deliberations until May 20th. **RWachendfeld** seconded. 5-0-1.

8:32pm Planning Board Business

KCarpenter recommended for the second meeting in May to be on the 20th due to a holiday. **KCarpenter** motioned and **RWachenfeld** seconded. 6-0-0.

Mail:

- 04/02/2019: Received letter from Myron S. Steere, requesting to apply for a Home Occupation Permit for firearm sales (this needs to go to Mike Borden). **KCarpenter** stated that she would contact Myron S Steere about him contacting the Planning Board for site plan review application. **RMarshall** read site plan review stating what Myron S. Steel should do.
- 04/04/2019: Received check #1023 in the amount of \$107.64 from Eversource for noticing the power line tree trimming hearing
- SWRPC Commission Highlights for March 2019
- Bill from Monadnock Ledger for Advertising: not signed off on by **KCarpenter**.

MParker and **KCarpenter** discussed expending the expenses for the hardcopy. Three members would like to have a binder made of this. **MParker** will have three printed.

8:46pm PCC: V3-23, 749 Forest Rd, Chadzynski

KCarpenter opened for discussion with applicant.

Sarah and Peter Chadzynski discussed that they are under agreement for the purchase of The Greenfield Inn. Sarah handed out a map of what the layout is currently and what they would like for it to become. They would like to make the Inn a 4-unit apartment building and would not be changing the exterior. They would simply be walling off doors. They have met with Mike Borden and are willing to put in a sprinkler system. They are considering having a nature-based preschool a year or so down the road.

Sarah explained they have discussed a collaboration with the library for this as well as to extend their parking. They do have a question about the 1.5-acre lot per unit requirement.

KCarpenter explained that once the unit leaves the bed and breakfast and becomes an apartment, they would need to reapply for a Bed and Breakfast permit. She understands the need for change and that the Inn cannot sustain as a business currently.

MParker would like to address the question of 1.5 acre per unit. He asked the board if this would be ok.

KCarpenter explained that the applicants would need to contact the ZBA on this matter. We may be able to have a joint hearing on this to help the applicants.

MParker read the vision statement from the Master Plan. He read .4 of Master Plan.

GRainier explained that a previous owner rented the back part of building and was never approved for this.

MBorden stated that he does know this happened. He explained that the Fire Marshal was involved with that and the previous owners had a fire system installed. They became more compliant as the time went on. **GRainier** and **MBorden** discussed how the barn used to be used for meeting room and they rented it instead. They were told that they could not use it for meetings so they rented instead without approval.

MBorden stated that he feels this new idea is perfect for the building. If you start a Bed and Breakfast by today's code you will need to install a sprinkler system. They will already be set up for this.

RMarshall asked the applicants if they would be just doing a 4-unit apartment or a 4-unit and daycare.

Sarah stated that she would want to do the nature-based preschool later on but would complete necessary applications when at the point.

MParker read III.(A)1b of town ordinance. **MParker** and **KCarpenter** discussed this ordinance.

Applicant would like to move forward with the ZBA joint meeting. **KCarpenter** explained to applicant what they would need to do to move forward.

RMarshall explained to the applicant that she may want to get her variance first. **KCarpenter** explained that it would move quicker if she did both at the same time but it could be costly.

GRainier asked **MBorden** what the age of the septic was. **MBorden** stated that the septic was designed by Harvey Goodwin in 1997. There are two 1000 gal tanks.

9:13pm RMarshall motioned to adjourn meeting and **MParker** seconded. Meeting adjourned. 6-0-0.