

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
Recorded by Michelle Hall
June 10, 2019

Members Attending: Kat Carpenter, Rob Wachenfeld, Robert Marshall, Mason Parker, Ken Paulsen, Neal Brown, George Rainier arrived at 6:38 pm.

6:30 pm KCarpenter called meeting to order. Then went over tonight's agenda. The planning board had a brief discussion about the next meeting. KCarpenter assigned members to tasks while she is out MParker will stand in as Chair, RWachenfeld will be stand in as Vice Chair, NBrown will stand in as Secretary.

6:37 pm KPaulsen read minutes from 5/20/19 meeting. The following amendments are as follows.

Line # 47 PMellen

Line # 85 remove will

Line # 86 Eber

Line # 66 change 'then' to 'than'

Line # 66 if the deed says the lot runs northerly by a stone wall, now or formally of ca wheeler, to a point at now or formally Rainier, how do you get a 7' line?

Line # 60 MParker shows deed of the Nickerson not Fitts'

Line # 94, in her opinion only,

Line # 89 '3 title searches' not 'surveys'

Line # 95 Remove is apparently

Line # 111 hierarchy

Line # 107 ABatten and not GRainier

Line # 93 ABatten concurred JEber that the board should provide a definition of a lot line adjustment

Line # 127 remove 'with'

Line # 128 Margaret

Line # 134 remove if there are any questions

Line # 144 change to read: He stated the board tabled the application in order to give the applicant time to work out the discrepancies with the abutters. The applicant has now asked us to continue the application, yet the discrepancies still continue.

Line # 148 remove however applies to this.

Line # 146& 174 counsel

Line # 158 Add in regards to the Batten property

Line # 155 Then and not than

Line # 167 abstained

Line # 184 Steere

Line # 194, 196, 199 site walk

Line # 201 passed

Line # 116 add to GRainier's statement that he had not been contacted by the applicants or their representative
NBrown moves to accept the minutes as amended. RWachenfeld seconded. Motion passed. 6-0-1.
GRainier recused himself.

Mail:

- **Received 6/3/19:** 2 plats for Virginia and Thomas Christianson (There is no application)
- **Received 5/22/19:** Letter from Fernald, Taft, Falsby & Little; asking for detailed bill from town council
- **Received 6/10/19:** Letter of Resignation from Rob Wachenfeld for August 1st, 2019
- **Spring 2019 Newsletter** from NHDES Drinking Water & Groundwater Bureau
- **Received** letter from Town of Merrimack, NH Community Development Department

7:06 pm PCC Case#: June2019-001-PCC- Atherton

KCarpenter asked for Tammy Atherton to explain what she would like to do with her Lot Line Adjustment. TAtherton handed out sketches, from 2016, of the lot line adjustments she would like to make. She explained that she would like to take some of her first lot (with the main house) and add to the back lot (with the smaller home). She would like to make it so that both houses are on their own lots. There was a discussion between the planning board and TAtherton about what she plans to do. There was also the discussion of the back lot needing frontage or not. **RMarshall** suggested that they may be able to call the driveway to the back lot, a private road and get a variance from the ZBA. **KCarpenter** explained to TAtherton that she would want to go before the ZBA to ask about a variance and then come back to the planning board.

7:28 pm PCC Case#: June2019-002-PCC- Durrett, KCarpenter asked for Wendy Durrett to explain what she would like to do.

WDurrett explained that she owns 637 Forest Rd- Lot number V5-4 on 3 acres. She would like to do a simple non-profit kennel/rescue business. She explained that she is open to what she may want to do but would like to house animals (cats and dogs only) temporarily. She would be open for the police to bring stray animals to her. WDurrett stated that she would be open by appointment only and would be open to the public coming in to adopt. She would not be making any changes to the outside except for added a fenced in area. She would be registered with the state to be a kennel business. She does intend to speak with her neighbors about starting this business. She did explain that she has been in the vet tech business for about 30 years and does know that there are different supplements which can be used to calm the dog's nerves. The building to house the dogs is about 54' from the road.

MParker explained that the ZBA are the ones who would be able to give any variance for the setbacks which she may have an issue with.

KCarpenter explained that she would need to follow the business permit with Mike Borden. She also explained that there is a noise ordinance. It is recommended that she get signed letters from her abutters whether they are for or against this business idea. She also stated that the planning board may want to do a site walk.

88 **8:12 pm RWachenfeld** read Site walk at the home of Myron Steere of 137 Muzzy Hill Rd. The following
89 amendments are:

90 Line # 35- Site plan review subject to the CEO (Code Enforcement Officer) Fire, Life, Safety Review

91
92 **KCarpenter** explained her discussion with Aaron Patt in regards to the site walk.

93 **KCarpenter** motioned to accept the minutes as amended. Seconded by **MParker**. **Motion passed 7-0-0.**

94 **KCarpenter** moves that the planning board does not need a site plan review.

95 **KCarpenter** motioned to approve and seconded by **MParker**. **Motion passed 7-0-0.**

96
97 **8:33 pm Planning Board Business.** **KCarpenter** discussed some old business and upcoming meetings.

98
99 **RMarshall** stated that the Post Office has changed their requirements for subdivisions. There needs to
100 be one location for everyone in the subdivision to mount their postal boxes. The planning board is going
101 to have to look into what the requirements are for subdivisions.

102
103 The planning board discussed collaboration with other boards/committees.

104
105 **PCC Applications and Checklists will be tabled for a later date.**

106
107 **8:47 pm GRainier** motioned to adjourn. **KCarpenter** seconded. **Motion passed 7-0-0.**