

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
February 10, 2020

Members Attending: Mason Parker, Neal Brown, George Rainier, Robert Marshall, Ben Hale, Rob Walling

6:30 pm MParker called meeting to order and went over tonight's meeting agenda.

RMarshall read meeting minutes from the last meeting. Amendments are as follows.

Line # 37 change to read 'send it back to him'

Line # 44 change 'explained' to 'explain'

Line # 56 change to 'own a 900-acre'

GRainier motioned to accept minutes as amended. **Seconded by NBrown. Motion passed 6-0-0.**

Mail:

- SWRPC Highlights January 2020
- Certified Mail Fees Sheet, showing an increase
- Catherine Shaw, printed out an email in regards to missing milar for the Parker subdivision.
- Completed LLA Packet from the Chrisentons. **MParker motioned** to schedule a public hearing for March 9th at 7 pm. **Seconded by RWalling. Motion passed 6-0-0.**

6:39 pm Unfinished Business - Review Open Space Mailer

MParker asked for the planning board to look over the proposed Open Space Mailer he has drafted. A discussion followed. **MParker** explained that there will be a color copy of the Conventional and Open Space Subdivisions, on the back on the mailer. The consensus of the planning board was to add more info about wells and septs to this mailer.

6:50 pm Unfinished Business - Business Handout/Flow Chart

MParker opened a discussion about the Business Handout/Flow Chart. The planning board made some language changes to the handout and will discuss further at the next regular planning board meeting.

7:00 pm Public Hearing - Lot-Line Adjustment involving parcels R1-Lot 9 and R1-Lot 11

MParker invited Dennis McKenney to present the applicants proposed Lot Line Adjustment.

MParker motioned to waive the 1" to 100' scale requirement for the plans. **Seconded by NBrown.**

Motion passed 6-0-0. MParker motioned to waive the to scale requirement for the complete exterior property lines due to the large property size. **Seconded by RWalling. Motion passed 6-0-0. MParker motioned** to accept application. **Seconded by NBrown. Motion passed 6-0-0.**

MParker opened the public hearing and went over the rules of this public hearing. **NBrown** explained that this hearing was properly noticed at the town hall, post office, newspaper, website and to all abutters.

MParker asked for anyone in agreement of this LLA to speak.

45 **Caleb Baker – 108 Wally Stone Lane-** stated the he works for the applicant and is in favor of this
46 adjustment.

47 **MParker** asked for anyone opposed to this LLA to speak.

48 **MParker** asked if there was anyone who had questions or concerns to speak.

49 **Steve Klonel, 193 Muzzey Hill Rd-** is wondering how much road frontage this adjustment would give the
50 Cernota property. **DMcKenney** explained that this would give them about 1800' of frontage.

51 **Willard Williams, 22 Muzzey Hill Rd-** asked what the reason is for the land swap? **DMcKenney** explained
52 there was a desire to square off the Barbara C. Harris property making for more use of the property.

53 **DMcKenney** explained that nothing has been discussed with him in regards to selling off house lots or
54 subdivide. **MParker** advised the public that this is only between two landowners and there has not been
55 any request or inquiries in regards to anything other than the exchange of property between the two
56 property owners.

57 **Ray Cilley, 81 Muzzey Hill Rd-** asked if the road to the right, is the Cernota property or a town road.
58 **RMarshall** and **DMcKenney** explained that this may still be classified as a Class VI road and is still mostly
59 town owned.

60 **Willard Williams-** asked if there are any restrictions to either property which may hinder any
61 development? **DMcKenney** explained that he did not see any restrictions in his research.

62 **Steve Klonel-** asked who approached who about this LLA. **CBaker** explained that he believes the Barbra
63 C. Harris approached the Cernota Trust.

64 **Willard Williams-** asked why an LLA and not another method? **MParker** explained that nothing is being
65 created and instead the lot lines of the two properties are being adjusted. **DMcKenney** explained that
66 this is the only way that something like this could happen through the planning board.

67 **Steve Klonel-** wanted to know if either of these properties were in current use. **DMcKenney** explained
68 that yes, they both are.

69

70 **MParker** closed the public part of this hearing and explained to the public that the planning board is
71 now in deliberations. The planning board went on to discuss the town subdivision regulations,
72 specifically the standards for a Lot Line Adjustment. The planning board agreed that this application
73 meets the LLA standards. **MParker motioned** to approve the LLA application. **Seconded by NBrown.**
74 **Motion passed 6-0-0.** The planning board thanked DMcKenney and the public for their time.

75

76 **7:41 pm Public Hearing – Site Plan Review for a Home Based Business for meat processing facility at**
77 **parcel R9-32**

78 **NBrown** stated that this public hearing was properly noticed at the town hall, post office, website,
79 newspaper and to all abutters. **MParker** opened the floor for Cameron Holt to give a presentation for his
80 proposed home based business. He explained that he would be processing farm animals, as well as, wild
81 game during legal hunting season. **CHolt** showed photos of the building and gave a description of its
82 operation. **CHolt** went on to explain that he has the capacity for roughly 10-15 cows per month.

83 **MParker** explained that the planning board had conducted a public site walk on January 24, 2020 with
84 all planning board members attending.

85 **MParker** opened the public portion of this hearing and went over the rules of this hearing.

86 **MParker** asked if there were anyone from the public whom are in favor of this proposed home-based
87 business. No hands were raised.

88 **MParker** asked if there were anyone opposed to this proposed home-based business.

89 **Jay Gignac, 122 Old Lyndeborough Mountain Rd-** asked if **CHolt** had approval or permits to do the work
90 that he has done? **CHolt** explained that the building inspector has been to the property. **MParker**
91 explained that, according to the town's ordinances, **CHolt** would not be able to have a business here if
92 he was not still living in the home on the property. JGignac was concerned about the extra traffic on the
93 road as the road is very narrow and was concerned about his property value going down with this type
94 of business.

95 **Bill Dodge, 13 Old Lyndeborough Mountain Rd-** has concerns with the proposed meat processing shop
96 being 400' from his well and what this could mean for his water. He requested that someone pay for his
97 well to be tested on a monthly basis. BDodge is also concerned about the kill shots, followed by animal
98 cries and explaining this to his young grandchildren. He is very uncomfortable about the potential smell
99 and rodents this may attract, as well as, the resale value to his home and the added traffic to the road.

100 **CHolt** explained that he did speak with BDodge. He explained that he would only be working during
101 week days with the humane processing starting in the mornings.

102 **CHolt** explained that the building itself does have its own septic tank where remaining fluids would go.
103 There will be buckets with stall mats outside to collect the waste and liquids. **CHolt** reminded the public
104 that the state law permits 75' between a well and septic.

105 **Jay Gignac-** asked if **CHolt's** septic is a sealed septic or a standard residential septic. **CHolt** explained that
106 it is a standard residential septic with leach field. **RMarshall** explained that the materials would be in the
107 ground but it is no different than anyone's well and septic being 75' away from each other.

108 **CHolt** went on to explain that he would only be selling a service as a Non-USDA meat processing service
109 and not selling the meat.

110 **MParker** asked **CHolt** if he has killed his own animals there. **CHolt** explained that he has killed and
111 processed his own animals at this property. He explained that his well is a drilled well which is between
112 the house and the proposed processing building, he has his well tested regularly and has never had an
113 issue with it.

114 **Bill Dodge-** recommended that all of the residents on Old Lyndeborough Mountain Road should be
115 notified about this proposal. He believes that they all have a say about this. **MParker** explained that the
116 planning board noticed the abutters and all public noticing was posted and published in the newspaper.

117 **Jay Gignac,** said that there is no way to silence the noises the animals make when they are killed. He is
118 very concerned about everyone's wells and the brook which is very close to the outbuilding. He is also
119 concerned about how big this operation may become. **MParker** informed JGignac that if this goes bigger
120 than permitted then the planning board and the building inspector will have to follow up.

121 **CHolt** explained that he plans on doing the killing Monday-Friday, in the morning. He explained that not
122 all animals cry, he takes pride in what he does and does not like to hear it either. He is proposing roughly
123 10-15 farm animals per month.

124 **CHolt** wanted to clear the air about the term 'slaughter house'. He explained that a slaughter house is all
125 machine based but his proposal is man based. **CHolt** explained this would be a supplemental income, he
126 has no plans to go any bigger.

127 **MParker** closed this portion of the public hearing and explained the rules while the planning board is in
128 deliberation.

129
130 **RWalling** asked about the hide processing. **CHolt** answered that the hides will be removed from the site
131 same day.

132 **MParker** stated that the idea of local, private meat processing is similar to a farm CSA. It is a benefit to
133 local farmers who need to get their animals processed. There is a legitimate need for something like this
134 locally. This is not your normal home-based business but does this fit within what the agriculture district
135 is all about.

136 **RMarshall** asked **CHolt** what he plans to do about his neighbor's concerns. **CHolt** explained that he has
137 to live there and he takes a proactive approach. He has not seen rodents, nor does he want a terrible
138 smell or bad water. He explained that the animals can not be seen from the road and will not be outside
139 for more than an hour while the processing begins. The vast majority of the processing is done inside.

140 **RMarshall** recommended that the health code enforcement officer maybe take a look at the operation
141 and inspect once a year.

142 **RWalling** asked what happens should this become a nuisance. **MParker** explained that if there was an
143 issue where things are happening that are not within this proposal, the planning board would be able to
144 pull the permit. **BHale** asked who would be responsible for contaminating someone's well? **MParker**
145 explained this would be a question for a lawyer, the board can not answer.

146 **CHolt** explained that there is no reason to be washing an animal but if so, it would be with white
147 vinegar. The cleaning of machines would be what would be going into the septic. The blood would be
148 drained and collected in buckets when the animal is killed as it can be used in the processing of the
149 meat. Whatever is not used would be removed from the property same day. The rest of the blood is
150 dried into the animal.

151 **MParker** explained that he did read all of the ordinances pertaining to this type of business.
152 The planning board went over the checklist for this HBB application within the ordinances. The planning
153 board agrees that this type of business should be within the rural ag. district opposed to other districts.

154 **RWalling** said that there is something to be said about there being a difference between an industrial
155 setting and a farm setting. **RMarshall** explained that he doesn't see how, as a board, they could deny
156 this application. **RMarshall** would like to have an annual inspection by the code enforcement officer.

157 **MParker** explained that even though the public is concerned about this being a nuisance, there isn't
158 anything within this proposal that shows this will be a nuisance. **MParker motioned** to approve the site
159 plan review as proposed without any further conditions. **Seconded by RWalling.** There was a brief
160 discussion to follow. **Motion passed 5-1-0.** The planning board thanked **CHolt** and the public for their
161 time.

162
163 **9:20 pm GRainier motioned** to adjourn. **Seconded by RMarshall. Motion passed 6-0-0.**