

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
February 24, 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 agenda.

RMarshall read minutes from Vaughn Site Walk on 2/21/2020.

GRainier motioned to accept minutes as printed. **Seconded by RWalling. Motion passed 6-0-0.**

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

Line # 44 change 'agreeance' to 'agreement'

Line # 48 change 'whom' to 'who'

Line # 49,62,67 change 'Klorel' to 'Klonel'

Line # 76 change to 'Business for a meat'

Line # 114 change 'residence' to 'residents'

Line # 130 change 'hyde' to 'hide'

Line #153 change to 'rural ag.'

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

6:45 pm Mail:

- Bill for **MParker** to sign off on for the purchase of a new display sign.

7:00 pm Public Hearing – Major Subdivision – Lot R7-2

RWalling recused himself from this public hearing, as he is an abutter. **MParker** asked for **Chris Guida**, of Fieldstone Land Consultants, PLLC to explain the proposed major subdivision. **CGuida** explained the plans and proposal to the public, pointing out the proposed well, septic, home, property line and lot locations.

MParker asked if this hearing was properly noticed. **MHall** and **NBrown** stated that it was posted at the town hall, post office, town website, newspaper and to all abutters.

MParker asked for anyone in favor of this proposed subdivision to speak.

MParker asked for anyone opposed of this proposed subdivision to speak.

MParker asked for anyone with questions to speak.

Jessica Timmons, 135 Woodland Hill Rd- is here representing her mother, Sara Timmons. She would like to be sure the property line is locked down before anything goes further. **JTimmons** explained that she had contacted the Monadnock Conservancy that morning as they maintain the easement on **STimmons** property.

Jim Trenz, 682 Forest Rd- is concerned about the high-water table and how wet the property is most of the time. He explained that he is concerned with the effects to a properly, functional septic and leach

field on this property. He does not believe the capacity is there for 6 homes. **CGuida** explained that they did test pits but not a lot of them, however, he did do more with a hand auger. **CGuida** explained that the property does have well drained soil and does not meet 'wetlands' criteria. There is some damaged soil and ruts left behind from the skidders during logging, which will need to be re-graded. Everything in these plans are within town and state standards.

Jim Trenz- asked if there is anything to protect wildlife natural paths? **CGuida** explained that there is a lot of land with no wetland crossings. He explained that wildlife is very adaptable to changes in their paths and in fact change their paths often.

Rob Walling, 608 Forest Rd- asked what the time frame could be for building. **CGuida** explained that Spring would be the best time and he believes that the builders would want to start sooner than later.

Roger Lessard – Chair of The Conservation Commission, 401 Old Bennington Rd – asked what the difference between minor and major subdivisions are. **MParker** explained that minor is up to 3 lots and major is more than 3 lots.

MParker closed the public part of this hearing and the planning board is now in deliberation. **GRainier** noted some parts of the Soil Survey of the Hillsborough County, Western Part and asked for the planning board to read a section. **GRainier** explained that he found many discrepancies with the test pit results and what is in this book. **CGuida** explained that these will have to meet up to town and state requirements and approval.

GRainier is concerned about material being moved to make way for homes. **CGuida** explained that material would need to be moved for almost any build. **GRainier** explained that the wells and septic are touching on lots 1, 5 and 6. **CGuida** explained that these could be moved for the revised plans.

GRainier also asked for the planning board to look at another page in the book under Colton Soils. He explained that this proposal would fall under this which is severe for septic systems as it is a poor filter.

GRainier suggested that if this is approved, he would recommend there be some conditions. **GRainier** explained that he is concerned with the acre size per lot and most lots contain wetlands and are severely sloped. **CGuida** explained that they worked with what they had. **RMarshall** asked if Jessica Timmons' mom's property has a conservation easement which abuts this property. **RMarshall** explained page 4 of the subdivision regulations. The Monadnock Conservancy was not on the abutter notification list and the Planning Board was unaware of the easement. He went on to explain that he does like the proposal for this property but he believes in light of the easement notice, the planning board should stop, renotice and then open the hearing again. **MParker motioned** to close this hearing until 3/9/20 at 8 pm with an additional public hearing. **Seconded by GRainier. Motion passed 5-0-1. RWalling** abstained. The planning board clerk and secretary will take care of the re-noticing. **RWalling** rejoined the planning board.

8:10 pm Review Open Space Mailer

The planning board discussed this mailer and made some additional edits. **MParker motioned** to expend funds for the Open Space Mailer with edits. **Seconded by NBrown. Motion passed 6-0-0.**

8:18 pm Business Flow Chart

The planning board discussed this and made some additional edits.

9:02 pm MParker motioned to adjourn. **Seconded by BHale. Motion passed 6-0-0.**