

Planning Board
 Town of Greenfield
 Approved Meeting Minutes
 Recorded by Janice Pack
 January 29, 2018

Members Attending: Paul Renaud, Ken Paulsen, Kat Carpenter, Robert Marshall, Angelique Moon, Andre Wood

Meeting Opened: The meeting was called to order by PRenaud at 6:03 PM.

Minutes: The Minutes from the meeting of January 8, 2018 were read by PRenaud. Changes were made:

Line 41: insert "sign" before the word "size" for clarification

Line 55: correct "accessing" to "assessing"

Line 60: after the word "oversight" insert "that currently doesn't allow home-based businesses in the Lakeside Village District."

Line 75: change "which is why the Board decided to delete it." to "which is why it was deleted by Town Meeting vote in 2017."

Line 89: after the word "size" insert "of allowable signs"

Line 110: after the word "authority" insert "for oversight"

Line 113: after "2F" insert "in Section IV:B of the Zoning Ordinance"

Line 139: add "supporting approval of the variance" at the end of the sentence.

KCarpenter motioned to accept the minutes as amended. KPaulsen seconded and all were in favor. Motion passed.

Mail

The Accounts Payables folder with an invoice from Monadnock Ledger-Transcript for \$174.25 for the Public Hearing for the proposed Zoning Ordinance Amendments, an invoice from Upton & Hatfield, LLF in the amount of \$123 for legal counsel regarding the Zoning Ordinance Amendments, and an invoice from Southwest Region Planning Commission in the amount of \$86 for the new 2017/2018 Planning & Land Use manuals. These invoices were approved by PRenaud.

A letter addressed to Aaron Patt dated January 5, 2018 from Monadnock Alliance for Sustainable Transportation inviting interested municipalities to apply for the Complete Streets Implementation Grant.

A letter from the Town of Hooksett to the attention of "NH Land Use Regulations" regarding a hearing for a cell phone tower.

Old Business

PRenaud detailed his conversation with Bart Mayer for legal counsel regarding whether or not the Planning Board needed to hold the second Public Hearing, and read his written comment. While he felt there was no reason for the hearing, he suggested it be held just to err on the side of caution.

PRenaud made a couple of changes to the Planning Board Annual Report for the Town Report to reflect the changes made after the first Public Hearing to the proposed Zoning Ordinance Amendments. He did submit the article for publication in THE SPIRIT.

KCarpenter brought up an incident that had come up at the last meeting and reminded the Board members that we need to follow Roberts Rules of Order and make sure that everyone is heard.

6:30 PM PUBLIC HEARING: Zoning Ordinance Amendment Proposals

The Public Hearing was opened at 6:31 PM. Pelagia Vincent came in shortly afterwards. PRenaud went through the Rules of Procedure, and it was acknowledged that the proper procedure for Noticing had been followed. PRenaud

reminded all that we were having a second hearing because there was a legal technicality as nothing was really changing. PVincent said that she wanted to understand if signs were not allowed in some areas of our town. PRenaud said that currently there are none allowed in the Lakeside Village District. However, Amendment #3 is to allow home-based businesses in the Lakeside Village District, which would allow signs there as well. PVincent said that while she is supportive of home-based businesses, she is not supportive of signs. PRenaud said they are two different amendments. AMoon gave another explanation of home-based businesses and why the amendment came about. PVincent restated that by supporting home-based businesses, she didn't realize that she was supporting signs. AWood said that we have a desire to eliminate a loop hole where we had excluded home-based businesses from one district. Even now, signs still need to be reviewed by the Planning Board. PVincent asked if the abutters would be noticed before a sign was erected, and PRenaud said that if it was part of a Site Plan Review, Yes.

The Public Hearing was closed at 7:05 PM.

PRenaud asked if there was any further discussion.

KCarpenter motioned to move Amendment #1 forward to ballot as written. AMoon seconded. All were in favor (6-0).

Regarding Amendment #1, AWood asked for clarification on home-based businesses and agricultural businesses, and PRenaud said that next year we may want to differentiate what is allowed in Section IV, D.

KCarpenter motioned to move Amendment #2 forward to ballot as written for this hearing. KPaulsen seconded. All were in favor (6-0).

7:15 PM Public Hearing for Site Plan Review: Self-Storage Facility – 295 Sawmill Road (Tax Map R1, Lot 29)

KCarpenter was recused. Chad Branon from Fieldstone Consultants, Dave and Tammie Blanchette were present. PRenaud advised the Board that the application on behalf of Dave Blanchette was filed with the Town, date stamped 1/2/18. He doesn't feel that this proposal meets the criteria for regional impact. PRenaud advised the Blanchettes that the amount of \$222 was now due to the Town of Greenfield, and a check was written. CBranon gave a brief overview of the property size and the proposal for the self-storage facility. He explained that they had worked hard over the past several months to utilize the property to its maximum potential to construct an 18,000-square foot facility. The Board went through the checklist to invoke jurisdiction. PRenaud read the questions one by one. There are 2 permits pending. The applicant is requesting a waiver to section VII:I of the Site Plan Review regulations, the Landscape Plan. The submission requirements were read, and there was a question about the driveway location of the home across the street. KPaulsen was fine with the lines on the drawing but it was noted that they could be more clearly marked. CBranon submitted the Engineering Calculations. It was noted that the buildings will be about 10' tall. The zoning boundaries and vicinity sketch were not found; CBranon said they were noted. The Fire Safety provisions were not there; it was debatable whether they were needed. AMoon thought that Fire Safety provisions would have to be met, but CBranon said there were no regulations in our ordinance which say what is required.

AMoon motioned to invoke jurisdiction to accept the application. RMarshall seconded. All were in favor; motion passed. PRenaud noted that there was a "65-day clock" and tomorrow would be day 1.

CBranon provided more details about the project and noted that they are proposing 3 30' wide buildings, one each to be 175, 190' and 235' in length. They have a utility and maintenance shed proposed, with 2 parking spaces. The lot will be gated. He detailed the access around the site, the gravel way, and noted that 18,000 square feet of buildings is the minimum required to make the project viable. The site will be self-contained; the center of the aisles are the low spots. He feels the stormwater management has been well thought out, and detailed the 12" perforated pipe between the structures. There is a net reduction in the peak rate of run-off. He pointed out the wetland buffers, and said the impact of the cuts and fill would be 2976 square feet. He showed where they plan to replace the existing culvert. He noted that there is a substantial erosion plan. He said that self-storage sites are very low impact, very clean sites, with clean metal buildings, a chain link fence if needed, and it will be a very positive project for the town. They place a very low burden on the town – no electrical other than building mounted LED downcast lights, relatively no traffic and the

primary users are residential. KPaulsen asked if the lights came on and stayed on, or were motion sensitive. DBlanchette said that the lights will be on all of the time.

RMarshall asked about the restrictions for what could be stored there. There will be a standard contract and one restriction is that no hazardous materials can be stored on site. No outdoor storage will be allowed either.

At this point, 8:26 PM, PRenaud officially opening the Public Hearing.

PVincent asked about the State's rules versus the Town's regarding wetlands. PRenaud advised her that there was a separate application going before the ZBA. CBranon said that the State had different categories and rules but that this project was under the 3500-square foot rule and they are very confident that they will get their permit from the State. PVincent wonders if the State's rules are as strict as the Town's rules. PRenaud said that we cannot alter what the State will do but there is currently an application for a Special Exception before the Zoning Board now. PVincent wanted to note that our Town has lost a lot of our wetlands. CBranon pointed out that the brook is seasonal. PVincent said that CBranon had noted that there was not a landscape plan but that things would grow over time. She said that it should be our goal to keep a green environment. While having a business like this is a positive thing, why can't there be more efforts to maintain a pleasant green visual from the road. PRenaud noted that this lot is in the Industrial Overlay and was destined for some sort of industry. CBranon said that landscaping is always one of those items that need to address a disconnect between surrounding uses. They intend to have a clean site that has a good appearance. PVincent went back to CBranon's remarks that no one would be on site full time, and wondered how far away the owner who would come to the site to rectify any problems would be. DBlanchette said someone would always be reachable by phone. PVincent asked if there were any security alarms; DBlanchette said there were not.

AMoon asked if there would be any actual changes to the brook; CBranon said "No." AWood asked about the lower level vegetation. He understood that they would be leaving the trees alongside the road, including the low-level shrubs, etc., and asked if the clearing was mostly for the buildings. DBlanchette said it was, and also for the access around the buildings.

Hearing no further discussion, **PRenaud said we would adjourn the hearing and continue it at our next regularly scheduled meeting on February 12th at 6:30 PM.** The Planning Board would like to receive an opinion from the Conservation Commission, and AMoon asked for an opinion from Fire Safety/Code Enforcement. PRenaud asked if anyone wanted to schedule a site walk. The Board decided that Thursday, February 8th at 3:00 PM would work for most. PRenaud will notice this. The Board discussed whether or not to proceed with legal counsel. KPaulsen said he would like this to go to the consultant for technical review. RMarshall said he would support that as well. PRenaud said we will wait and see what happens on Wednesday at the ZBA's meeting before sending this out. CBranon said that if the Planning Board felt having this reviewed by the technical consultant was a critical component, then he hoped the Planning Board would move forward with it immediately. AWood moved that we send this to a technical consultant, perhaps Dawn Tuomala. RMarshall seconded it. All were in favor. Motion passed.

AWood was concerned with the effect of the retaining wall on the water flow of the brook, and wanted an opinion on what DTuomala thought about the water run-off from the slope to the brook. PRenaud wanted comment regarding the Groundwater Protection District.

AMoon moved that we continue the Public Hearing to our next regularly scheduled meeting to be held on Wednesday, February 12th at 6:30. AWood seconded, and all were in favor.

AMoon moved to adjourn this meeting, and AWood seconded. All were in favor. Motion passed.

The meeting adjourned at 9:24 PM.