

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
January 11, 2021

Member Attending: Mason Parker, George Rainier, Robert Marshall, Rob Walling, Ben Hale, John Jaillet

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

MParker read previous meeting minutes.

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

6:32 pm Mail:

- January 2021 SWRPC Highlights
- 4 certified mail return slips for tonight's public hearing
- 1/11/2021 Received payment of \$121.75 with ck# 1080 from Eversource for permit fees
- Town of Henniker Planning Board will hold a public hearing, proposed site plan application for a 150' mono pole on Liberty Road in Henniker, Map 165 Zone RR
- 1/11/2021 Received an Expedited Wetland Application for Map V5, Lot 19 from Fieldstone Land Consultants PLLC

6:35 pm Open Space Bonus Unit Calculation – Possible 2022

MParker explained an amendment he would like to propose to the planning board. The planning board will discuss further at the next meeting.

7:00 pm Public Hearing – R9-66-2 – Tree Cutting on a scenic road – Eversource

MParker opened the public hearing and went over the rules for tonight's hearing. **MHall** confirmed that this public hearing has been properly noticed at the town hall, post office, town website, to all abutter and in the newspaper. There were no members of the public attending this hearing. **MParker** asked for **Dane D'Arcangelo**, arborist for Eversource, to explain what he is proposing. **DD'Arcangelo** explained that he would like to cut down a roughly 13" oak tree, which is in the right of way, to make way for the installation of a utility pole to gain electricity for a new construction off Gulf Road. **DD'Arcangelo** explained that he has not contacted the abutter yet, as he wanted to get approval first. **MParker motioned** to approve the tree cutting. **Seconded by RMarshall. Motion passed 6-0-0.** The planning board thanked **DD'Arcangelo** for his time.

PCC – R2-014 – Proposed Construction

MParker introduced **Leonard Pagano**, representative for Cyrus Gregg. Mike Borden was also present at tonight's PCC. **LPagano** went over the current two cabins and what is being proposed. **LPaganos** explained that they would like to add an addition making the two units to one, as well as, adding an addition off of one cabin creating roughly 2700 sq.ft. total. **LPagano** explained that the first property was built 90 years ago, the second one was built 80 years ago and the well is off the lot. **MBorden** explained that according to RSA 674:41, he can not give a building permit. **MBorden** said that he would like to see

45 a 12' wide, minimum, roadway width with a turnout every 600' and a turn around big enough for
46 firetrucks to turn around at the end. The planning board discussed that the group would need to go
47 before the ZBA for a special exception and obtain approval from the select board to move forward. The
48 planning board had a discussion and are concerned more so about the right of way/driveway and the
49 ease and safety for emergency personnel being able to get to the property.

50 **MParker** thanked the group for coming before the planning board. The planning board will send their
51 recommendation to the ZBA and the select board, pointing out RSA 674:41 and Section VI of the town's
52 Zoning Ordinance, as the lot is nonconforming. The planning board would also state this proposal is
53 different than other requests as it is a remodel and not a new construction, the property has direct
54 access to a Class V road or better by means of a private drive.

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56 **8:01 pm BHale motioned to adjourn. Seconded by GRainier. Motion passed 6-0-0.**

Approved 1.25.2021