

Planning Board Minutes 06/23/2014

Planning Board
Preliminary Meeting Minutes
Recorded by Sharon Rossi
June 23, 2014

Members present: RMarshall, JFletcher, PRenaud, KO'Connell, SFox, SChicoine,

7:00 p.m. Start of Meeting

PRenaud read the June 9, 2014 meeting minutes. Several spelling, punctuation and a few replacements of words were done. No substantive changes were made. KO'Connell motioned to accept the minutes as amended.

PRenaud seconded. Vote unanimous in favor.

7:22 p.m. Mail Received:

- SWRPC Invitation to annual meeting June 17, 2014
- Copy of Notice of Voluntary Merger, Francestown Land Trust, Inc
- Returned certified notice to Ernest Corey, 13 East Rd, Greenfield, NH-Martin SPR
- Copy of Cash Receipt from Donald Martin for gun shop on East Rd
- Copy of Greenfield Building Permits to date 2014
- Copy of Planning Board Budget Report Y-T-D
- Current List of Town Officials & Committees 2014

RMarshall updated the Board about DBoilard application for a lot line adjustment and we'll tentatively plan for a public hearing for July 14.

He also reported about the conversation that is taking place between the Town and the Greenfield Congregational Covenant Church re: use of right of way easements. He said two easements are on the church property, formerly the American Steel property. He also reported the ZBA supported our recommendation for a variance which has been granted for the church.

7:35 p.m. Allrose Farm Country Weddings, M Perron

RMarshall explained that the reason for meeting was due to advertising in the newspaper and because of questions as to when the business began on East Rd. He read Section III, Subdivision Review Procedures that describes the Preliminary Conceptual Consultation (PCC). He advised that a PCC is informal and directed toward:

- reviewing basic concepts of the proposal
- reviewing with regard to the Master Plan and zoning ordinance
- explaining the local regulations that apply to the proposal
- guiding applicant relative to state and local requirements.

He commented that a PCC is non-binding and strictly as a guidance tool for the applicant. He asked Michele Perron to explain what she is doing at Allrose Farm.

MPerron provided a handout to the board members which she has created for her property. She made contact with MBorden, did a press release and knew that eventually she would be coming before this board.

She has lived in Greenfield for 4 years on East Rd. She bought the former GMitchell house and barn, and does gardening, and landscaping. A friend of a friend wanted to do a wedding at her location and that gave her the idea to do weddings. She created a website and did on-line advertising, and did work on the barn towards this endeavor. She had an open house which was positively received by couples interested in having weddings there. The open house also gave her ideas as to what is needed to improve the barn, such as bathrooms, and lighting. The property is in the General Residence district.

RMarshall asked if there were questions from Board. None were heard. Upon hearing no questions, he read the site plan regulation sections covering purpose, and scope of review. He also read from the zoning regulations Section III, E, 6 where he noted that this type of business is permitted in this district. At this point, MPerron said that couples rent the home for their function, get their own vendors and she provide breakfasts, so it a Bed & Breakfast.

PRenaud asked if there is potential for large groups that could affect, traffic, parking and noise? RMarshall said this has changed the use from a residence to a business and would have an impact on the traffic, parking, and noise levels.

KO'Connell said, "I think that this is a change in scope of a larger business, needs a site walk and we can't do a speedier process. This is a mixed use property. KO'Connell motioned that this activity warrants a site plan review. JFletcher seconded. Vote unanimous in favor.

RMarshall said we are trying to support business in the community, especially home based businesses. He advised that she would have to submit an application and make sure that it complete enough for us to invoke jurisdiction. He also advised that once the application is filled out, costs incur.

MPerron was asked about the size of her property. She has 23 acres with the house and barn on one side of the road and 14 acres on the other side. Parking will be easily accommodated in one of her fields. JFletcher asked if there is a worry about children being near the road. MPerron said traffic is minimal, but it is something that she would like to address with the Planning Board. Children would go out the back of the house, but an obstruction could be put on the driveway to stop the children from going into the road. JFletcher also noted that he thought there was a small pond on the property. MPerron said that there was a small fire pond. JFletcher said there might be a concern about children and the pond. He said, "We aren't making any decisions on this now, but these issues will need to be addressed in the public hearing."

MPerron was asked about lighting on the property. She has contacted a commercial/residential electrician and he is drawing up plans for lighting. She has a security person on-site during events who knows and is in contact with Chief Giammarino. There will be no parking on the street and she will have signage on the property. Currently, there is a light in the parking area.

MPerron will let RMarshall know what date would be good for a site walk, preferably Tuesday or Thursday before July 28th at 7:00 p.m.

MPerron's public hearing is tentatively scheduled for July 28 at 7:30 p.m.

8:15 p.m. Charrette Update

A meeting of department head was held last week, RMarshall will e-mail a copy of the results of the discussion. He then shared the comments provided by Department heads at the meeting.

Any ideas or thoughts from Board members for the charrette should be written down and brought to the next meeting.

RMarshall had budgeted \$2,000 last fall to spend on the things we would need to buy for the charrette. RMarshall advised that he intends raise additional funds to help offset those costs.

He advised that Michele Perron, Nori O'Doi, Maryann Beard, Maryanne Grant and Suzy Moller are the hospitality committee and their main goal is to locate housing for the charrette planners asap. PRenaud and RMarshall will be available to help with this.

The Master Plan Community Facilities work is due July 28. RMarshall will be receiving the work proposal from LMurphy, SWPRC for the Master Plan-update soon.

SFox reported that LWhite did an excellent job on the Fire safety section.

PRenaud said the EDAC is in the process of finalizing a survey to be put out to the Town on broadband concerns in early August. The results will be given to the UNH Cooperative Extension Broadband group. The goal of the EDAC is to get as much information as possible together to enable Townspeople to make an informed decision about how they want to proceed with broadband development.

9:00 p.m. Adjournment

KO'Connell motioned to adjourn. JFletcher seconded. Vote unanimous in favor.