

Planning Board Minutes 05/19/2014

Planning Board
Preliminary Meeting Minutes –
Recorded by Sharon Rossi
May 19, 2014

Members present: RMarshall, JFletcher, PRenaud, KO'Connell, SFox, AHeck, (sitting in for SChicoine).

Mail Received:

Planning Board Budget Report Y-T-D 2014

7:03 p.m. Meeting Opened

PRenaud began reading the May 12, 2014 meeting minutes. There were several spelling, punctuation and replacement of words done. No substantive changes were made. PRenaud motioned to accept the minutes as amended. SFox seconded the motion. Vote unanimous in favor.

Updates:

RMarshall talked with the NH Charitable Foundation and was informed no decisions for grants have been made yet. He was advised that decisions will be made on this round within the next week or two.

Robin LeBlanc, Plan NH chair, said she doesn't know the final number of Charrette Planner attendees as it depends on who can come or can't.

A draft of a letter to John Hopkins from the Planning Board for waste treatment at his proposed Meadery was reviewed and revised. A copy of the final draft is included in the Meadery file. The letter refers Mr. Hopkins to Mitchell Locker, DES, for guidance in compliance with conditions of approval and asks that Mr. Hopkins return to the Board when the conditions of approval have been met for final review. The letter will be mailed out this week. RMarshall said he would contact Code Enforcement Officer MBorden and MLocker on the letter.

7:31 p.m. Design Review Continuation– Greenfield Congregational Covenant Church

Representing the Greenfield Covenant Congregational Church:

- Reverend Dan Osgood
- Judy Ierlin
- Mike Sparling
- Alison Meltzer, Representative, Dan Scully Architects

Rev. Osgood said the plans are finished for the pantry and food closet and in 2-3 weeks we will be starting on that project. As one of the concerns of the Planning Board was with the parking, we have come up with two different options.

AMeltzer said Option 1 shows a 16' right-of-way and 31 parking spaces. The right-of-way keeps the parking separate and nearer to the church. Snow plowing on the right-of-way is done by the town. This right-of-way gives a clear separation from the church parking lot. RMarshall asked if these parking spaces conform to the dimensions of our regulations. AMeltzer said, "Yes, 10 x 20." JFletcher said on the front lot there isn't a lot of space for snow removal and at the end of the addition, there will be an emergency door for exiting, so where will the snow go? Rev Osgood said he would rather lose green space in the front of the church.

RMarshall noted that there is often significant flooding below the church on the right of way. He asked if there were any plans to mitigate the run-off from the parking area, like infiltration basins or rain gardens, that could help in relieving the run-off and flooding? AMeltzer said the site manager would address that issue.

AMeltzer asked if it is a legal right-of-way or a road. Rev Osgood said that he had checked with CShaw and it's not a road. It was a right-of-way to the town leach field. This is a legal question that has to be resolved. MSparling said the right-of-way is on the deed to the church as a town right-of-way. This needs to be cleared up legally. Mrs. Ierlan was concerned with high speed use of the right-of-way now. RMarshall suggested that they address that issue with the town administrator and the police chief. Rev. Osgood said the parking could be available to the town during the week.

AMeltzer said we are not prepared to go forward with the scheduled Site Plan Review hearing scheduled for June 9. She asked if the checklist needed to be completely filled out? RMarshall said it should be completely filled out and if

items are not applicable, they should be identified as such.

The Board's consensus was that parking Option 1 is the better plan. Rev Osgood said they will speak to town administrator about the speed on the right of way. RMarshall offered to go with Rev Osgood to show support of getting the legal issues resolved.

Rev Osgood said the other issue is the variance from the ZBA for the 12' encroachment from the side setback. Board members felt that a variance was very appropriate in this case. RMarshall advised MSparling to contact JGryval as to whether a variance or a special exception from side setback requirements was needed.

JFletcher motioned that RMarshall send an e-mail to the town administrator concerning the legal issues on the right-of-way. PRenaud seconded the motion. Planning Board members will be cc'd on the e-mail. Vote unanimous in favor.

Other Business:

SFox offered the Crotched Mountain Resort in Frankestown as a potential location for the Plan NH attendees to stay for the Charrette. RMarshall asked the Board if they felt we should ask the townspeople if they would like to provide accommodations to house the PlanNH committee in their homes? Members felt that that might be an option. Another suggestion for a place to house the attendees was the All Rose Farm on East Road.

8:25 p.m. Adjournment

JFletcher motioned to adjourn. PRenaud seconded. Vote unanimous in favor.