
Planning Board Minutes 09/14/2015

**Planning Board
Town of Greenfield, NH
Meeting Meetings
Recorded by Sherry Fox
September 14, 2015**

Attending: KO'Connell, PRenaud, AWood, KPaulsen, SFox, RMarshall (alt)

7:05 PM Meeting Opened Minutes

PRenaud began reading the August 24, 2015 meeting minutes. Several spelling, punctuation and replacement of words were done. One substantive change of accepting the minutes of the August 10, 2015 meeting needed to be added: JFletcher moved to accept the minutes as amended, PRenaud seconded. Voted unanimous in favor.

PRenaud made a motion to accept the minutes as amended, KPaulsen seconded. KO'Connell, PRenaud, KPaulsen, SFox and RMarshall voted in favor, AWood Abstained.

7:20 PM KO'Connell asked RMarshall to sit in for JFletcher.

7:25 PM AllRose Farm

KO'Connell advised that the application is still in abeyance. The Applicant still has time to appeal the ZBA decision.

7:30 PM Ray Buso, Williams Property, Maiers Road, Lyndeborough/Greenfield

Ray Buso is the potential buyer of the Williams property in Lyndeborough and Greenfield. His intention is to build a workshop with living space above initially and then down the road would like to build a home on the Greenfield piece. The Greenfield piece is currently landlocked and only has access to it from the Lyndeborough side off of Maiers Road. He came before the board tonight to see if he should purchase the property, if he would be able to build on the Greenfield piece.

KO'Connell shared copies of previous discussions from 2013 between the Greenfield Planning Board and the current owner of the property, RWilliams regarding this issue.

PRenaud reviewed RSA 229:5 VII to see the statute on if a class V road is not maintained for a period of 5 years does it automatically become a class VI road. Greenfield's building permits require at least 250 feet of frontage off a class V road.

RMarshall noted that he had been down Maiers Road recently and there are areas of grass in the middle and it is not much more than a two track road. RBuso noted that he has been told that Lyndeborough considers this portion of Maiers Road to be a Class V Road.

RMarshall stated that before the Planning Board can move forward on this, we would need a letter from the town of Lyndeborough confirming the following two points

- They confirm that Maiers Road is indeed still a Class V Road or if it is now considered a Class VI road, they would be willing to make improvements to bring it back to a Class V road.
- That Lyndeborough will agree to cover services for this Greenfield property in regards to Police, Fire, and Educational Services as this property is not accessible from Greenfield.

PRenaud made a motion to send a letter to the Lyndeborough Select and Planning Boards, copying, the Greenfield Planning Board, RBuso, and MBorden regarding these two points. AWood seconded. Vote unanimous in favor. KO'Connell will write this letter.

8:30 PM Greenfield Inn

Kathy Carpenter, Real Estate Broker, representing potential buyers of the Greenfield Inn, came before the board to see if the Non-Conforming Use Exception would be transferable to the new owners. The new owners would be looking to purchase the property to become a transitional home (30-60 days) for patients that have successfully completed a recovery program. This would not be a treatment center, only a place for them to stay until they are back on their feet.

The new owners would want to work with the town and they want to ensure that it would be approved within the Village District.

Their facility needs both town and state approval in regards to fire codes. They are currently renovating a piece of property in Antrim for this same purpose.

There was discussion on whether the Non-Conforming Use Exception is transferrable to the new owners and if this is a change of use, would they need to go before the ZBA for a new Non-Conforming Use Exception.

KO'Connell will send a letter to the LGC to ask the following:

Can a grandfathered use be transferred to new owners? Can it transfer from a transient Bed & Breakfast to a Transitional Home?

8:50 PM Old Business

Opinions Given by the Planning Board

RMarshall discussed reviewing the procedures for sending opinions to the ZBA. He reviewed past letters where the planning board has given opinions in the past. His concern is that we did not give the ZBA our opposition or support in regards to the AllRose Farm variance request. He noted that we need consider what is appropriate for our community taking into consideration our laws and regulations.

This topic was discussed in detail, no changes to the procedures were agreed upon at this time.

Sharon's Replacement

RMarshall noted that we really need to put on the agenda to start looking for a replacement for Sharon. RMarshall asked where APatt was on this process. The board discussed how many hours they anticipated this position would require. It was decided that 20 hours a month would be a good starting point. This position would entail taking notes at the Planning Board and ZBA meetings and public hearings, sending notices, creating copies, organizing files, digitizing files and creating and maintaining spreadsheets.

9:45 PM Capital Improvement Plan Update (CIP)

KPaulsen has incorporated the changes and corrections as have been noted for the CIP. KPaulsen noted that it is important that the CIP is presented to the Select Board on September 17th. It is his feeling we make a positive response back. The Select Board, Planning Board and Budget Committee will all need to work together. If they are looking for a Planning Board contact, KPaulsen offered to be the representative for the Planning Board. All board members agreed that KPaulsen should be the liason. PRenaud asked, "being the liason, do you anticipate there will be group meetings?" KPaulsen noted that he did not anticipate that.

KPaulsen asked all Planning Board members that are able to attend, to please come to the Select Board meeting on Thursday the 17th at 6:30 pm.

A public hearing regarding the CIP will be added to the Planning Board agenda for the November 9, 2015 meeting.

9:55 PM Motion to Adjourn

SFox made the motion to adjourn. PRenaud seconded. Voted unanimous in favor.