

2020 TOWN MEETING MINUTES

Town of Greenfield State of New Hampshire

On March 10, 2020, Moderator, William Nichols, opened the polls at The Meeting House at 10:00A.M. for Town Elections and then led the Pledge of Allegiance. The Supervisor of the Checklist, Linda Dodge, announced that the checklist had 1215 names. A total of 217 Greenfield voters cast ballots.

Article 1: To choose all necessary town officers for the year ensuing.

Moderator, William Nichols, declared the polls closed at 7:00P.M. The results were tallied and reported. The meeting was to reconvene at 9:00A.M. Saturday, March 14, 2020.

Town Meeting reconvened as scheduled. Moderator, William Nichols, called the meeting to order at 9:11A.M. and led the Pledge of Allegiance.

The Moderator thanked everyone for attending the meeting and reviewed the current safety precautions for the Corona Virus, noting the many hand sanitizer bottles located around the room. He explained that the orange cards that were distributed to the voters who checked in, would be used for voting purposes, by holding up the cards, so no one would spread germs by a voice vote.

The Moderator reviewed the rules of procedure for the meeting. The house rules were approved by card vote.

The Moderator introduced the Select Board Members, Margaret Charig Bliss, who was re-elected to a three year term, Robert Marshall and Karen Day, as well as Town Administrator, Aaron Patt, Deputy Town Clerk, Dorene Adams and our Town Council representative.

The Moderator reported the election results, which are also posted at the Town Office, as follows:

OFFICER ELECTION RESULTS:

Selectmen – 3 Years: (Vote for One) Margaret Charig Bliss received 185 votes. Therefore is elected for the ensuing three years.

Cemetery Trustee – 3 Years: (Vote for One) No one ran for this position. Therefore the seat remains vacant.

Library Trustee – 3 Years (Vote for One) Bruce Dodge received 129 votes. Andra Hall received 69 votes. Therefore Bruce Dodge is elected for the ensuing 3 years.

Planning Board Member – 3 Years (Vote for Two) Benjamin Franklin Hale II received 181 votes. Robert Walling received 157 votes. Therefore both were elected for the ensuing 3 years.

Planning Board Member – 1 Year (Vote for Two) George Rainier received 192 votes. Therefore George Rainier is elected for the ensuing 1 year. No one ran for the second vacant seat. Therefore the second seat remains vacant.

Budget Adv. Committee – 3 Year (Vote for Three) No one ran for the three positions. Therefore the three seats remain vacant.

Budget Adv. Committee – 2 Years (Vote for Two) No one ran for the two positions. Therefore the two seats remain vacant.

Budget Adv. Committee – 1 Year (Vote for Two) No one ran for the two positions. Therefore the two seats remain vacant.

Trustee of Trust Funds – 3 Years (Vote for One) No one ran for this position. Therefore this seat remains vacant.

Trustee of Trust Funds – 2 Years (Vote for One) No one ran for this position. Therefore this seat remains vacant.

Trustee of Trust Funds – 1 Year (Vote for One) Adele Hale received 174 votes. Therefore is elected for the ensuing year.

Moderator – 2 Years (Vote for One) William B. Nichols received 181 votes. Therefore is elected for the ensuing two years.

School Board Member – 1 Year (Vote for One) Katherine Heck received 161 votes. Kimberly “Kim” Kamieniecki received 42 votes. Therefore Katherine Heck is elected for the ensuing one year.

Supervisor of the Checklist – 6 years (Vote for One) Sheila E. Nichols received 88 votes. Ellen M. Sanford received 107 votes. Therefore Ellen M. Sanford is elected for the ensuing 6 years.

Article 1(a): To hear the reports of agents, standing committees, or other officers heretofore, and chosen and to pass any vote relative thereto.

Article 1(b): To vote by ballot on the following proposed amendment to the Open Space Development Ordinance section of the Greenfield Zoning Ordinance.

2020 ZONING AMENDMENT PROPOSAL

NOTE: The purpose of this amendment is to revise the existing Open Space Development Ordinance in order to encourage green space within these subdivisions and allow for some creativity in subdivision proposals. This amendment does not in any way remove or limit the standard subdivision language of the Ordinance, nor does it remove the ability to plan either open space or standard subdivisions. The Planning Board recommends this language to help make planning an open space subdivision cleaner and easier to understand and to ensure that the requirements better serve both the landowners and their neighbors.

SECTION IX. OPEN SPACE DEVELOPMENT ORDINANCE

[Adopted 2004; Replaced 2007; Amended 2010; Amended 2020]

~~[Open Space Development:~~

~~Open Space Development, in accordance with this ordinance may be allowed in the General Residence District and the Rural/Agricultural District. Open Space Development shall mean a residential development in which residences are clustered together, adjacent to permanently preserved open space with a meaningful purpose as outlined in this section.]~~

I. Purpose

This section is enacted, in accordance with the provisions of RSA 674:21, to allow flexibility in design and encourage environmentally sound development of subdivisions such that Greenfield's rural character, natural resources, and scenic vistas are preserved while providing viable and attractive properties for homeowners.

The purpose of this Ordinance is to promote open space development practices in Greenfield. In support of this purpose, this ordinance will:

- A. Maintain rural character, preserving farmland, forests, and rural viewscales.**
- B. Preserve those areas of the site that have the highest ecological value and any historic, archeological, cultural, and natural features located on the site.**
- C. Create a contiguous network of Open Spaces or "greenways" by linking Open Spaces within subdivisions as well as Open Spaces on adjoining lands wherever possible.**
- D. Create an overall design consistent with surrounding landscaping, traffic patterns, and character.**
- E. Allow for a balance of uses within allowable "Open Space" definitions, including both common and preserved uses (see Definitions), with appropriate access based on the intended use case.**
- F. Reduce the impacts on water resources by minimizing land disturbance and the creation of impervious surfaces and storm water runoff.**
- G. Minimize the impact of development within the subdivision and limit the infrastructure and maintenance required for the development (e.g. roads, sidewalks, stormwater management).**
- H. Minimize the impact of the subdivision on Greenfield (including public and emergency services), the neighboring properties, and the natural environment.**

~~A. [Purpose:~~

~~The purpose of the Open Space Development ordinance is to:~~

- ~~1. Allow for greater flexibility and creativity in the design of residential subdivisions, and to allow a more economical and efficient layout of streets, utilities, and public services.~~

2. ~~Encourage the permanent preservation of land and other natural resources and encourage development that consumes a portion of the total land being developed.~~
3. ~~Maintain the traditional New England rural character and land use pattern in which small villages contrast with open space and farmlands.~~
4. ~~Ensure that residential development takes into consideration and works with the natural features of the land, including wetlands, watercourses, forests, prime agricultural land, steep slopes, plants, wildlife, historic sites, scenic areas, and rural character, trails, and known aquifers.~~
5. ~~Provide wildlife corridors connecting open spaces. These are frequently needed by wildlife to ensure their survival.~~
6. ~~Assure that the overall density of the development is no greater than what is normally allowed in the underlying district.~~

B. General:

~~The Open Space development provisions of this ordinance provide applicants with an alternative development approach intended to promote flexibility and innovation in land planning. Within this context, the ordinances that are established are intended to be a minimum consideration of allowable impacts. Each tract of land possesses different, unique development characteristics and limitations, and the Open Space Development use allowed on any particular tract will be a result of a collaborative effort of the developer and the Planning Board. The Planning Board shall hold sole authorization of the approval, or disapproval of any Open Space Development.]~~

II. Definitions *[Renumbered from C]*

The terms defined below apply only to this section of the ordinance:

- A. Applicant:** The owner of the parent parcel of land (see Parent Parcel) proposed to be subdivided or that owner's representative.
- B. Buffer:** Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances, reduce water pollution, or otherwise minimize potentially negative impacts on surrounding areas. (Also referred to as screening or "vegetative buffer".)
- C. Buildable Area:** Land area of a parcel excluding non-buildable area (see Non-Buildable Area).
- D. Buildable Land Conserved:** The portion of land classified as Buildable Area under this ordinance that is legally restricted against future development by Conservation Easement.
- E. Conservation Easement:** A permanent legal restriction against future development and other activities as specified in the conservation easement deed. Easements are tied to the title of the land, regardless of subsequent ownership.

- F. **Deed Restriction:** A restriction on the use of land usually set forth in the deed for the property. Also known as a “restrictive covenant”.
 - G. **Homeowners Association:** A private corporation, association, or other legal entity organized in accordance with state law and established by the applicant or the member individuals for the benefit and enjoyment of its members, including oversight and management of lands defined as Open Space – Common and Open Space – Preserved.
 - H. **Non-Buildable Area:** Land area that cannot be counted toward the minimum lot size per Greenfield Zoning Ordinance, including areas with the following characteristics: wetlands or wetland soils as defined by RSA 482-A: 2, X; slopes greater than 19 percent; submerged areas; utility rights-of way; land area within the 100-year floodplain; or land that is restricted from development by covenant, easement or other restriction.
 - I. **Open Space:** Land within or related to a development that is held in common by Homeowners’ Association for the development and subject to deed restriction or easements to ensure specific, approved uses only in perpetuity. May be a combination of Open Space – Common and Open Space – Preserved.
 - J. **Open Space – Common:** Land within or related to a development, exclusive of land dedicated as Open Space - Preserved, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development and/or the public and may include such complementary structures and improvements as are necessary, appropriate and approved by the Planning Board.
 - K. **Open Space – Preserved:** Land that is permanently protected from further development and remains in a natural condition or is managed according to an approved management plan for natural resource functions, e.g., forestry, agriculture, habitat protection, passive recreation, or limited uses as approved by the Planning Board under this ordinance.
 - L. **Open Space Subdivision:** An alternative form of residential development where, instead of subdividing an entire tract into lots of conventional size, a similar number of housing units are arranged on lots of reduced dimensions with the remaining area of the parcel designated for specific purposes as defined under Open Space – Common and Open Space – Preserved.
 - M. **Parent Parcel:** The Open Space project may initially consist of one or more tracts of contiguous land which together constitute the total land to be subdivided.
 - N. **Permaculture:** an agricultural system or method that seeks to integrate human activity with natural surroundings so as to create highly efficient self-sustaining ecosystems.
 - O. **Sketch Plan:** A preparatory sketch of the preliminary subdivision layout that does not include engineering details, which is used to support a general discussion with the Planning Board as to the form of the plat and the objectives of the Zoning Ordinance and applicable Subdivision or Site Plan Regulations. A Sketch Plan may be used for guidance for preliminary consultation only, and cannot replace an engineered plat or other diagrams required for application.
1. ~~["Common Area" shall mean any area of land or water set aside for the benefit and enjoyment of all the residents of an Open Space Development.~~

2. ~~“Mandatory Home Association” shall mean a private nonprofit corporation, association, or other legal nonprofit entity established by the developer for the benefit and enjoyment of the residents of the Open Space Development. Membership in said association shall be mandatory for property owners and made a required covenant in any deed issued or passed. It shall provide voting and use rights in the common area when applicable and may charge dues to cover expenses, which may include, but are not limited to, tax liabilities of the common area, recreational or utility facilities. Articles of Association or Incorporation must be acceptable to the Planning Board and by the Town Counsel and any other municipal, county, state agency, body, commission or department required by law to approve of the same. The common area will not be separately assessed. The Home Owners Association’s articles of agreements shall include a provision that reflects that any assessed value of the common area or other property owned by the association for the benefit of the lot owners will be assessed proportionately as part of the value of each of the individual lots.~~
3. ~~“Net Developable Area” shall mean the total acreage shown to be developable under Town of Greenfield Subdivision Regulations and Zoning Ordinances, minus all areas which are determined not to be suitable for on-site sewage disposal, and all areas designated as Wetland or Wetland buffer.~~
4. ~~“Conservation Land” shall mean land that is owned by, controlled by, or deeded to a non-profit entity who’s sole purpose is to conserve land.~~
5. ~~“Public Open Land” shall mean land that is owned by, controlled by, or deeded to a public entity (for example: Town, County, State).~~
6. ~~“Open Space” shall mean all Common Areas plus all Conservation Lands plus all Public Open Lands.]~~

III. Requirements and Applicability

- A. Minimum Parent Parcel Lot Size:** The minimum parent parcel size for an Open Space Development is twenty (20) acres.
- B. Minimum Parent Parcel Lot Frontage:** The minimum lot frontage of the final Open Space development lot shall be at least two hundred and fifty (250') feet on a Class V or better road.
- C. Rights of Way:** At least one access to the Open Space Development shall be within the minimum frontage.
- D. Residency Requirement:** All lots within the parent parcel shall be within the Town of Greenfield.
- E. Subsequent Subdivisions:** No subsequent subdivisions may be created from approved lots within an approved Open Space subdivision.
- F. Review Process:** A subdivision application under this section shall comply with the application and review process specified in the Subdivision Regulations.
- G. Legal Review:** Prior to final approval by the Planning Board, the applicant shall submit for review by the town counsel any restrictive covenants, cooperative and/or homeowners’ association agreements, conservation easements, deed

restrictions, or other legal agreements proposed for use in the Open Space subdivision. The town counsel shall advise the Planning Board of the adequacy of such legal provisions. The applicant shall pay all associated costs of the legal review.

~~C. *Lot Size and Frontage:*~~

~~*The minimum size for an Open Space Development is twenty (20) acres. The minimum lot frontage of the open space development lot shall be at least a contiguous one hundred (100') feet. All Rights of way shall be at least sixty (60') feet in width. At least one access to the Open Space Development shall be within the minimum frontage. The minimum frontage and access shall be within the Town of Greenfield.*~~

IV. Maximum Development Density

A. No lot in an Open Space development may contain more than two (2) connected dwelling units. Each dwelling unit must offer off-street parking for two (2) cars. No detached accessory dwelling units (as defined in the Greenfield Zoning Ordinance) will be allowed within Open Space developments.

B. Maximum Dwelling Units: The maximum number of dwelling units that may be developed within the parent parcel will be calculated as:

$$\text{Dwelling Units} = ((\text{Total Area of Parcel}) - (\text{Non-Buildable Area})) \div (\text{Conventional Minimum Lot Size})$$

Where:

- 1. Conventional Minimum Lot Size = conventional lot size for the zoning district**
- 2. Unit calculation will be rounded down to the nearest whole number (integer)**

V. Dimensional Requirements

A. Minimum Lot Size

- 1. In no case shall a lot within the Open Space Subdivision be less than one-half acre.**
- 2. If public or community wastewater treatment is not available, the minimum lot size permitted will be calculated as the greater of one-half acre or the minimum lot size based on soil-based lot sizing requirements for wastewater management as specified by the New Hampshire Department of Environmental Services. Developments may utilize individual or community wells and/or septic systems.**
- 3. The size of the individual lots shall be shown on the subdivision plan and shall be subject to Planning Board approval.**

B. Setbacks: All lots shall provide a minimum setback of at least 30 feet from the front lot boundary and 15 feet from rear and side lot boundaries. No building addition shall have to be set back from the lot line any further than any existing building on the lot.

C. Well Radii (adopted from RSA 485-A:30-b): Wells and associated protective radii need not be confined to the individual lot which each well serves so long as:

- 1. All wells are confined within the tract of home lots and common land permanently designated as Open Space - Common**

2. All associated protective radii are confined within the Open Space Development (allowing for well radii to overlap both land designated Open Space – Common and Open Space – Preserved) and shall not encumber property situated outside of the development except by recorded easement

D. [Phased Subdivision Applications:

~~This Open Space Development Ordinance shall also apply to the phased subdivision of a parcel over a period of time through separate successive applications. The density and design requirements shall apply to phased applications for the original parcel as though the development of the entire parcel were proposed in one application at one time. The total permitted density will be based upon the acreage and characteristics of the original parcel that existed as of the date of enactment of this Article. The Planning Board may require phased development as a condition of approval.~~

D. Standards for Approval:

~~All standards below must be met or impacts mitigated to the satisfaction of the Planning Board prior to the approval of an Open Space Development.~~

1. ~~The application is in compliance with all applicable zoning ordinances and subdivision regulations, and is in the public interest.~~
2. ~~There will be no greater diminution of the nature, character and value of surrounding properties than would be created under any other use or development permitted in the underlying district(s).~~
3. ~~That there are no existing violations of the Greenfield Zoning Ordinance on the subject property.~~
4. ~~That the character of the area shall not be adversely affected. To determine this, the Planning Board shall consider the following aspects of the surrounding area:~~
 - a. ~~Transportation, determined through analysis of the following:~~
 - 1) ~~Access for safety/emergency vehicles onto the site, within the site, and to individual dwelling units.~~
 - 2) ~~Capacity of nearby and affected intersections, and transportation corridors.~~
 - 3) ~~Cost for municipality to maintain roadways.~~
 - 4) ~~Layout, width, and construction of roadways on the site.~~
 - b. ~~Protection of natural resources, determined through analysis of the following:~~
 - 1) ~~Protection of environmentally sensitive areas, including but not limited to, wetlands, shore land buffers, wildlife corridors and critical habitat, significant groundwater and surface water resources.~~
 - 2) ~~Maintenance of view sheds and other visually appealing aspects of the site.~~

~~c. Protection of cultural and agricultural resources, determined through analysis of the following:~~

- ~~1) Establishment of new and protecting existing trail ways for travel.~~
- ~~2) Protection of historic buildings or significant historical landscapes.~~
- ~~3) Establishment, protection, and promotion for agricultural uses of the site.~~

~~5. Roads in an Open Space Development may be either private or public. The plan shall not be approved if it will result in excessive or undue municipal expense for the provision of any municipal services, including the expense to maintain the roads within the development as well as off-site roads leading to the development.~~

~~a. For public roads, all applicable standards and regulations regarding the construction, bonding, maintenance and acceptance of public subdivision roads shall apply.~~

~~b. For private roads, the applicant shall provide construction specifications sufficient to insure proper access to and from the subdivision by the intended residents, emergency vehicles, and utility vehicles. The applicant shall provide sufficient documentation to insure that the contemplated lot owners will be suitably bound to maintain the construction standard of said roads and that they will be entitled to use the roads equally for their respective benefit as well as being proportionately charged for maintenance and other associated costs.~~

~~6. The capacity of existing or planned community facilities and services (including streets and highways) must not be adversely impacted. Mitigation of these impacts by the developer can be properly considered in approving an Open Space Development.]~~

VI. Open Space Requirements

A. Open Space Land and Layouts

- 1. Open Space must represent a minimum of 40% of the total Parent Parcel. A minimum of 50% of the land designated as Open Space must meet the definition of Buildable Area.**
- 2. Open Space may be comprised of both Open Space – Common and Open Space – Preserved lands.**
- 3. The location, layout, and management of the designated Open Space shall conform to the standards and process set forth in the Subdivision Regulations, with priority being given to large, contiguous patches of Open Space.**
- 4. A 150' scenic buffer will be maintained between existing roads and any proposed building envelopes for the Open Space Subdivision, including building envelopes on Open Space – Common.**

B. Open Space Permitted Uses

- 1. The following uses generally are permitted in both Open Space – Common and Open Space - Preserved, unless specifically prohibited or restricted as**

- a condition of subdivision approval for the purposes of protecting important natural features or characteristics of the parcel:
- a. Forest Management (as defined by NH Best Management Practices)
 - b. Agricultural cultivation and pastures
 - c. Passive (non-motorized) trails and recreational uses
 - d. Nature preserves, permaculture
2. The following uses may be permitted in Open Space – Common. The Planning Board, through site plan review, may impose specific criteria or restrictions on such uses as deemed necessary to support the goals of this section and the Greenfield Master Plan.
 - a. Agriculture involving animal husbandry and/or boarding
 - b. Active outdoor recreation uses, including formal playgrounds and fields
 - c. Outdoor swimming pools (subject to the standards in RSA 485-A:26 Swimming Pools and Bathing Places)
 - d. Buildings and structures intended to support community purposes, e.g. gazebos, permanent open-air structures to shield community areas, small sheds, etc.
 - e. Parking areas for access to the designated Open Space
 - f. Individual or community wells and/or septic provided that appropriate legal arrangements are established and approved by the Planning Board for the maintenance and operation of these facilities
 - g. Snowmobile or other motorized vehicle trails
 3. Any use of the designated Open Space is subject to approval of the Planning Board and shall demonstrate that such use shall not negatively impact the natural and/or cultural amenities preserved through the Open Space Subdivision design. A change of designated Open Space purpose or use requires Planning Board approval and will be assessed against the original Open Space Subdivision approval.
 4. The removal of soil, trees and other natural features from the designated Open Space is prohibited, except as consistent with conservation objectives or permitted uses as provided above.

C. Open Space Protections

1. Open Space Common: Parcels of land designated as Open Space – Common shall be clearly identified on the subdivision plat and secured with deed restrictions. Such restrictions shall run with the land in perpetuity and shall be published on the deeds for all lots in the subdivision.
2. Open Space – Preserved: Parcels of land designated as Open Space – Preserved shall be clearly identified on the subdivision plat and secured with conservation easements. Such easements shall run with the land in perpetuity and shall be published on the deeds for all lots in the subdivision.
3. All designated Open Space shall be protected by deed restrictions or conservation easements, as above, so as to guarantee the continued use of such land for the intended purposes, continued maintenance for the portions of the Open Space requiring maintenance, and the availability of funds required for such maintenance.

4. Open Space lands shall be owned by one or a combination of the following:
 - a. An owner's association or similar form of common ownership approved by the Planning Board. Membership in said association shall be mandatory for property owners and made a required covenant in any deed issued or passed
 - b. A conservation trust or recognized non-profit conservation organization
 - c. The Town of Greenfield, subject to acceptance by the town, which shall maintain the land as open space for the benefit of the general public of Greenfield
 - d. The State of New Hampshire for permanent open space uses
5. Language providing the appropriate uses and prohibited activities in both Open Space – Common and Open Space – Preserved, as well as the owners' names and responsibilities to those lands shall be developed, maintained, and distributed to all homeowners in the development.

~~E. [General Requirements:~~

- ~~1. At a minimum, forty (40%) percent of the Net Developable Area must be dedicated to Open Space.~~
- ~~2. The Common Area shall be deeded to all residents of the development. The area may contain accessory structures and improvements necessary and appropriate for educational, recreational, cultural, or social uses. The area may also be used for utility services utilized by the residents of the development. The area may not be used for residential, commercial, or industrial uses. The area shall be bound by a Mandatory Homeowners Association or similar legal entity and is subject to Site Plan Review and approval.~~
- ~~3. No building shall be constructed or earth disturbed on any Conservation Land or Public Open Land.~~
- ~~4. All Common Areas, Conservation Lands, and Public Open Lands must be designated and identified as such when the application is submitted to the Board. These areas and lands must be identified on the approved and recorded plats.~~
- ~~5. All Conservation Lands and Public Open Lands shall be preserved in perpetuity through deed restriction, conservation easement, or similar legal entity.~~
- ~~6. Only residential uses shall be allowed.~~
- ~~7. The maximum number of dwelling units is calculated by dividing the Net Developable Area by the minimum permissible acreage per dwelling unit of~~

~~the underlying district, rounded down to the nearest whole number of dwelling units.~~

~~8. The maximum number of lots is the maximum number of dwelling units.~~

~~9. Each lot shall contain one building.~~

~~10. Each building shall contain a minimum of one (1) dwelling unit and a maximum of two (2) dwelling units.~~

F. Setbacks and Other Dimensions:

~~Certain dimensional requirements are relaxed to provide for increased design flexibility necessary to accomplish the goals of open space development. The outer perimeter of an Open Space Development shall have the same setbacks as required in the district in which the property lies. The setbacks for interior lots may be reduced as shown below. The setback shall be depicted on all plats.~~

~~1. Frontage requirements for all buildings on exterior roadways defaults to the requirements of the underlying district. The following frontage requirements shall apply to all buildings on interior roadways:~~

~~a. Each single dwelling unit building shall have fifty (50') feet of frontage.~~

~~b. Each two dwelling unit building shall have seventy five (75') feet of frontage.~~

~~2. The following setbacks shall apply to all buildings:~~

~~a. Setbacks from exterior lot lines of the entire parcel shall be twenty-five (25') feet for single dwelling unit buildings and forty (40') feet for two dwelling unit buildings.~~

~~b. Setbacks from the edge of pavement for roadways within, and part of, the development shall be thirty (30') feet.~~

~~c. Separation between all single dwelling unit buildings shall be forty (40') feet.~~

~~d. Separation between all two dwelling unit buildings shall be fifty (50') feet.~~

~~e. Separation between single dwelling unit buildings and two dwelling unit buildings shall be fifty (50') feet.~~

~~f. Setbacks from all interior lot lines shall be twenty (20') feet.~~

~~3. All developments shall contain some form of lot delineation or lines that designate a reasonable amount of land attributable to each particular building. If a building contains more than one dwelling unit, private and common areas for the lot will be designated for each dwelling unit.]~~

VII. Roadways & Utilities

The plan shall not be approved if it will result in excessive or undue municipal expense for the provision of town services, including fire and emergency services.

A. Roadways

1. All roads in an Open Space Development will be private, with all costs (e.g. construction, maintenance, plowing, repairing and replacement) the responsibility of the developer(s) and/or owner(s). Roadways must meet all Greenfield standards and regulations regarding construction, bonding, and maintenance of subdivision roads.
2. The ownership of the roads and the responsibilities of the owners in maintaining the roads will be specifically stated in ownership documents, including the responsibility to ensure that roads shall be open and accessible at all times to emergency and police vehicles and town officials.
3. Roadways may not be used to meet the minimum required Open Space.

B. Utilities

1. All utilities in an Open Space Development will be underground. By special exception, the Board of Adjustment may permit the construction of select aboveground utilities if the construction of underground utilities:
 - a. would endanger critical ecological features (requires Conservation Commission review)
 - b. would require damage to abutting property, outside of any easements/uses already granted to utilities, and the abutting property owners will not consent to construction
 - c. is found by the Greenfield Code Enforcement Officer to cause material damage to public health, safety or general welfare

G. *Utilities:*

~~All utilities serving the development shall be underground. The Board may waive the requirement for underground utilities along lengthy entrance roads that are visually separated from the clustered buildings.]~~

VIII. Conflicts

In the event of any conflict between the requirements of this Ordinance and this Section or between this Section and the provisions of the Town of Greenfield's Subdivision Regulations, the requirements of this Section prevail. All other provisions of Greenfield Ordinances and Regulations apply unless specifically modified by this Section.

IX. Phasing

Development of an Open Space subdivision may be phased. Lot design for the entire subdivision must be submitted with the initial application. Any areas designated as Open Space must be secured (via Conservation Easements and Deed Restrictions as appropriate) as a condition of subdivision approval.

All other aspects of subdivision phasing will follow Greenfield Subdivision Regulations.

Performance guarantees may be required by the Planning Board as outlined in Greenfield Subdivision Regulations Section V. Performance Guarantee.

(end of Zoning Amendment)

2020 Zoning Amendment Ballot, Amendment #1 received 151 YES votes and 61 NO votes.
Therefore Amendment #1 PASSED.

A, very detailed and precise, presentation was given by Katherine Heck, before the start of the Town Meeting, using the projection screen and a flyer, given to everyone on arrival, in regards to the 2020 Budget Increases and Capital Improvement Plan. The presentation and charts, helped the voters to visualize the plan staggered out over the years to come. The flyer is available at the Town Office. We were granted, no pun intended, with a bit of unplanned humor, as the projection screen would not roll up nicely for our Town Administrator after the presentation. After several attempts, it was gently removed from its hanger and dealt with after the meeting.

Article 2: To see if the town will vote to raise and appropriate the sum of **One Hundred Twenty-One Thousand, Four Hundred Fifty-Seven Dollars (\$121,457)** to support the Recycling Center. (Majority vote required). This article has a tax impact (**2019 values**) of \$0.72. Allocation as follows:

RECYCLING CENTER	
Advertising	200
Contract Services	
Electronics Recycling	1,950
Monadnock Disposal	28,500
Northeast Resource Rec. Assoc.	8,000
Total Contract Services	<hr/> 38,450
Dues and Certifications	500
Education/Conventions	715
Electricity	1,600
Equipment Repairs/Maintenance	2,000
Fuel	200
General Supplies	700
Glass Disposal	1,400
Hazardous Waste	2,110
Heating Fuel	2,000
Mileage	500
Part-Time Wages	24,452
Refrigerant Removal	500
Safety Equ./Sppl/Protection	400
Supervisor Wages	43,680
Telephone	1,450
Tire Removal	600
Total RECYCLING CENTER	<hr/> 121,457

Article 2, motion made, moved, seconded. There was no discussion over article.
Article 2 passes by orange card vote.

Article 3: To see if the town will vote to raise and appropriate the sum of up to **Two Thousand, Four Hundred Dollars (\$2,400)** for the purpose of expending funds that will be offset by the Used Oil Collection Grant Assistance Program, to purchase materials and/or obtain services to establish, improve, or operate a used oil collection center in accordance with the terms and conditions of Used Oil Collection Grants at the Recycling Center. (Majority vote required). This article has no tax impact.

Article 3, motion made, moved, seconded. There was no discussion over article.

Article 3 passes by orange card vote.

Article 4: To see if the town will vote to raise and appropriate the sum of **One Hundred Seventy Three Thousand, Five Hundred Dollars (\$173,500)** and to place said amount(s) in the existing Capital Reserve Funds as outlined below. *The Selectboard recommends this article.* (Majority vote required). This article has a tax impact (**2019 values**) of \$1.03.

Capital Reserve Fund Savings:

Assessment CRF	6,000
Fire/Rescue Apparatus CRF	40,000
Highway Equipment CRF	30,000
Library Buildings & Grounds Maint. CRF	10,000
Master Plan CRF	4,000
Meeting House Improvements CRF	50,000
Non-Apparatus Fire Dept. CRF	7,500
Police Vehicle CRF	10,000
Recycling Center Facilities & Equip. CRF	1,000
Town Buildings Maintenance CRF	15,000
	173,500

Article 4, motion made, moved, seconded. Select Board Member, Robert Marshall, spoke to the article and stated that saving for future expenditures has been beneficial to the town. Vicki Norris, of Trustee of Trust Funds, said that Ken Paulsen was a big part of getting the accounts in order.

Article 4 passes by orange card vote.

Article 5: To see if the town will vote to raise and appropriate the sum of **One Hundred Forty-One Thousand, One Hundred Nineteen Dollars (\$141,119)** to support the Fire Department; with Three Thousand, Five Hundred Dollars (\$3,500) to come from the approved NH Homeland Security and Emergency Management Hazard Mitigation Update Grant; and One Hundred Thirty-Seven Thousand, Six Hundred Nineteen Dollars (\$137,619) to come from taxation. (Majority vote required). This article has a tax impact (**2019 values**) of \$0.81. Allocation as follows:

FIRE

Background Checks	200
Chief's Stipend	18,630
Construction and Props	750
Dry Hydrant Maint.	500
Dues & Subscriptions	1,300
Electricity	4,600
Emergency Management	2,000
Equipment	8,300
Equipment Repairs	1,250
Equipment Replacement	2,000
Explorer Post	500
Fire Fighter/Rescue Stipends	32,000
Fire Prevention	250
Forest Fire Equipment	500
Gasoline & Diesel Fuel	1,250
General Supplies	750
Heating Fuel-Oil	4,700
Medical Supplies	2,000
Mileage	500
Mutual Aid Dispatching	21,942
Physicals/Inoculations	200
Postage	25
Propane	1,250
Radio Repairs/Maint.	1,000
Telephone	1,740
Training Services	8,500
Turnout Gear	6,000
Uniform Allowance	2,000
Vehicle Repair/Maintenance	13,000
Total FIRE Dept.	<hr/> 137,619
NH HSEM - Hazard Mit. Plan Update	<hr/> 3,500
Total FIRE	<hr/> 141,119

Article 5, motion made, moved, seconded. There was no discussion over article.

Article 5 passes by orange card vote.

Article 6: To see if the town will vote to raise and appropriate the sum of **Two Hundred Sixty-Four Thousand, Six Hundred Twenty-Four Dollars (\$264,624)** to support the Police Department. (Majority vote required). This article has a tax impact (**2019 values**) of \$1.57. Allocation as follows:

POLICE

Advertising	75
Chief's Salary	77,890
Dispatch Services - 911	18,500
Full-Time Wages	110,140
Gasoline	9,000
General Supplies	2,650
Officer Equipment	4,000
Over-Time Wages	3,000
Part-Time Wages	20,000
Postage	300
Radio Repair/Maint.	500
Telephone	3,000
Training Services	2,500
Vehicle Equip./Tires	1,500
Vehicle Repair/Maintenance	1,500
W.A. '17 - #13 Cruiser/SUV '17	10,069
Total POLICE	264,624

Article 6, motion made, moved, seconded. There was no discussion over article.

Article 6 passes by orange card vote.

Article 7: To see if the town will vote to raise and appropriate the sum of **One Million Twelve Thousand, Five Hundred Seventeen Dollars (\$1,012,517)** to support the Operation and Maintenance of the Town. (Majority vote required). This article has a tax impact (**2019 values**) of \$6.03. Allocation as follows:

Ambulance	57,800
Building Insp. / Code Enforcement	16,255
Cemeteries	3,175
Conservation	4,285
Executive	132,352
Financial Administration	53,051
General Government Buildings	84,205
Health Agencies	2,825
Insurance	47,742
Interest on Bonds	9,500
Interest TAN	1
Land and Improvements	1
Legal Expense	18,500
Other Debt Service	7,035
Other General Government	53,525
Parks and Recreation	14,015
Patriotic Purposes	1,100

Personnel Administration	380,975
Planning Board	8,101
Principal on Bonds	65,000
Regional Association Dues	3,489
Street Lighting	7,500
Welfare Administration	36,955
Zoning Board of Adjustment	5,130
	<hr/>
	1,012,517

Article 7, motion made, moved, seconded. There was no discussion over article.

Article 7 passes by orange card vote.

Article 8: To see if the town will vote to raise and appropriate the sum of **Four Hundred Seventy-Nine Thousand, Thirteen Dollars (\$479,013)** to support the Department of Public Works. (Majority vote required). This article has a tax impact (**2019 values**) of \$2.84. Allocation as follows:

DPW B&G:

Buildings & Grounds Maint.	
DPW Building Maint.	3,990
Fire Station Building Maint.	3,450
Library Building Maint.	3,215
Meeting House Building Maint.	5,690
Oak Park + Beaches Maint.	7,550
Old Town Office	1
Recycling Center Building Maint	2,410
Town Office/Police Bldg Maint.	7,290
Total Buildings & Grounds Maint.	<hr/> 33,596
Cell Phone Reimb.	360
Contract Services	1,000
DPW B&G Mgr. Salary	51,928
Dues and Subscriptions	50
Education/Conventions	100
Equipment Rental	1,000
Gasoline & Diesel Fuel	1
General Supplies	750
Mileage	200
Part-Time Wages	3,000
Protective Equipment	200
Signage	250
Small Tools & Equipment	700
B&G Sub Total:	<hr/> 93,135

DPW Roads:

Advertising	250
Calcium Chloride - Summer	3,500
Contract Services	15,000
DPW Roads Manager Salary	56,954
Drainage Material	4,000
Drug/Alcohol Testing	400
Dues and Subscriptions	100
Education/Conventions	600
Electricity	3,500
Equipment Rental	11,500
Full-Time Wages	87,324
Gasoline & Diesel Fuel	25,000
General Supplies	2,500
Gravel/Stone	15,000
Heat	4,000
Mileage	500
Over-Time Wages	12,000
Part-Time Wages	5,000
Protective Clothing	1,500
Road Maintenance/Gravel	65,000
Safety Equipment	500
Salt	20,000
Sealing & Tarring	2,500
Small Tools & Equipment	2,000
Street Signs	1,000
Telephone	2,500
Vehicle Repair/Maintenance	35,000
Welding Supplies	750
Wetlands Engineer	3,000
Winter Maintenance	5,000
Roads Sub Total:	<u>385,878</u>
DPW TOTAL:	479,013

Article 8, motion made, moved, seconded. There was no discussion over article.

Article 8 passes by orange card vote.

Article 9: To see if the town will vote to raise and appropriate the sum of **One Hundred Twenty-Five Thousand Dollars (\$125,000)** for the purpose of providing Road Paving and/or Reconstruction. (Majority vote required). This article has a tax impact (**2019 values**) of \$0.74.

Article 9, motion made, moved, seconded. Discussion ensued. The question was asked what the plan is this year. Aaron Patt, Town Administrator, said the last portion of East Road.

Article 9 passes by orange card vote.

Article 10: To see if the town will vote to raise and appropriate the sum of **Fifty Thousand Dollars (\$50,000)** for the purpose of providing Gravel Road Repair and/or Maintenance throughout the town. (Majority vote required). This article has a tax impact (**2019 values**) of \$0.30.

Article 10, motion made, moved, seconded. Select Board Member, Robert Marshall, spoke to the article. They have been working with the DPW on the development of this plan and they will be bringing an article forward each year to address the gravel roads. Four miles of road can be done in a year and Greenfield has 20 miles of gravel roads. They plan on trimming, ditching, taking care of outlets, grading, drainage etc. All gravel roads get attention, but it will take more than five years to accomplish. The plan is on line, so take the time to view it. This year the first half of Cavendar Road and Old Bennington Road are the priority. Next year is the second half of Cavendar Road and others on the list.

Article 10 passes by orange card vote.

Article 11: To see if the town will vote to raise and appropriate the sum of **Two Hundred Five Thousand, Seventy-Two Dollars (\$205,072)** for the purpose of purchasing a 2020 MACK 6-Wheel Dump Truck in a lease purchase with \$50,000 as a down payment, annually for five years, starting in 2021. This lease agreement contains a municipal escape clause. (Majority vote required). This article has a tax impact (**2019 values**) of \$0.30 in 2020.

Article 11, motion made, moved, seconded.
Discussion ensued. The current truck has a lot of issues and has been repaired and needs more. The truck was purchased used, we used it and now it needs to be replaced.

Article 11 passes by orange card vote.

Article 12: To see if the town will vote to raise and appropriate the sum of **One Hundred Thirty-One Thousand, Seven Hundred Eighty-Six Dollars (\$131,786)** to support the Stephenson Memorial Library (Majority vote required). This article has a tax impact (**2019 values**) of \$0.78. Allocation as follows:

LIBRARY	
Books/Print/Digital Collections	6,500
Clerical Wages	900
Computer Support/Maint.	4,330
Computer Technology	3,700
Director Salary/Wages	50,135
Dues & Professional Expenses	1,000
Electricity	5,000
Fire/Security System	800
General Supplies & Postage	3,300
Heating Fuel	5,500
Marketing	200
Mileage	500

Office Equipment	600
Overtime	1,250
Part-Time Wages	43,847
Post-Office Box	94
Programs/Entertainment	1,500
Sewer Fees	650
Telephone	1,800
Total LIBRARY	<hr/> 131,786

Article 12, motion made, moved, seconded. Bruce Dodge, Library Trustee, told what the Library has been doing and other plans for the future. They are looking into purchasing the land behind the Library in order to extend the parking lot. The Awning put in place last year didn't cool down the building as they hoped for, but it did keep the books from melting when the sun was out.

Article 12 passes by orange card vote.

Article 13: To see if the town will vote to raise and appropriate the sum of **Fifty-Three Thousand, Six Hundred Twenty Dollars (\$53,620)** to fund the operation of the Town Clerk's office. (Majority vote required). This article has a tax impact (**2019 values**) of \$0.32.

ELECT./REG./VITAL STAT.

Computer Equipment	100
Computer Support/Maint. INTW	1,685
Dues and Subscriptions	20
Education/Conventions	590
Elections	6,000
General Supplies	1000
Mileage	150
Postage	1,200
Publications	100
Town Clerk - Other Compensation	8,000
Town Clerk Deputy/MA Wages	23,225
Town Clerk Salary	10,800
Vital Statistics	750
Total ELECT./REG./VITAL STAT.	<hr/> 53,620

Article 13, motion made, moved, seconded. There was no discussion over article.

Article 13 passes by orange card vote.

Article 14: To see if the town will vote to raise and appropriate **Five Hundred Dollars (\$500)** and place said amount in the existing Forest Fire Fighters Expendable Trust Fund. *The Selectboard recommends this article.* (Majority vote required). This article has a tax impact (2019 values) of \$0.003.

Article 14, motion made, moved, seconded. There was no discussion over article.

Article 14 passes by orange card vote.

Article 15: To see if the town will vote to raise and appropriate up to **Six Thousand Dollars (\$6,000)** and to authorize expenditures from the George Proctor Recreation Area Town Forest Maintenance account, recommended by the George Proctor Recreation Area Town Forest Committee (Town Forest Committee) for improvements at the George Proctor Recreation Area Town Forest; including wildlife habitat improvements and a trailhead-parking area. This article to be offset by proceeds from a timber harvest in the George Proctor Recreation Area Town Forest Map R5 Lot 18, and placed in the George Proctor Recreation Area Town Forest Maintenance account. Expenditures are not allowed in excess of the amount placed in the fund. The Town Forest Committee recommends this article and the Selectboard supports it. (Majority vote required). This article has no effect on taxation.

Article 15, motion made, moved, seconded. The timber harvest that was supposed to be done last year did not happen so they are looking to do it this year.

Article 15 passes by orange card vote.

Article 16: To see if the town shall modify the provisions of RSA 72:39-a for elderly exemption from property tax in the Town of Greenfield, based on assessed value, for qualified taxpayers, to be as follows: for a person 65 years of age up to 75 years, \$20,000; for a person 75 years of age up to 80 years, \$40,000; for a person 80 years of age or older, \$60,000. To qualify, the person must have been a New Hampshire resident for at least 3 consecutive years, own the real estate individually or jointly, or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. In addition, the taxpayer must have a net income of not more than \$25,000 or, if married, a combined net income of less than \$33,000; and own net assets not in excess of \$50,000 excluding the value of the person's residence. (Majority vote required)

<u>Income Limits</u>	<u>65-74 years of age</u>	<u>75-79 years of age</u>	<u>80 + years of age</u>
Single	\$25,000.00	\$25,000.00	\$25,000.00
Married	\$<33,000.00	\$<33,000.00	\$<33,000.00

<u>Assets Limits</u>	<u>65-74 years of age</u>	<u>75-79 years of age</u>	<u>80 + years of age</u>
Single	\$50,000.00	\$50,000.00	\$50,000.00
Married	\$50,000.00	\$50,000.00	\$50,000.00

Assessment Credit: (\$20,000.00) (\$40,000.00) (\$60,000.00)

Article 16, motion made, moved, seconded. There was no discussion over article.

Article 16 passes by orange card vote.

Article 17: To transact any other business that may legally come before this meeting.

Residents expressed their concern over the Corona Virus and how it may affect the elderly in our town. If anyone knows of anyone who needs assistance, or if you have concerns, please contact Michael Borden, our Towns Health Inspector.

It was noted that Nursing Homes have been closed to the public, no visitors. MCH only allows 1 visitor. Always wash your hands.

The Moderator accepted a motion to adjourn Town Meeting. Motion was made and seconded. There being no other business to come before the Town, the meeting was adjourned at 11:02A.M.

Respectfully Submitted,

Dorene E. Adams
Deputy Town Clerk