

Town of Greenfield  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
December 23, 2019

**Members Attending:** Mason Parker, Neal Brown, Robert Marshall, George Rainier, Ben Hale, Rob Walling arrived at 6:36 pm

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

**RMarshall** read meeting minutes from the last meeting. Amendments are as follows.

Line # 30 change 'duplex' to 'condominium'

Line # 37 Change 'for' to 'that'

Line # 38 change 'drafted' to 'draft'

Line # 48 change to read 'of the Allrose Farm lot'

Line # 62 change 'ballet' to 'ballot'

Line #59 strike 'stages'

**GRainier motioned** to accept minutes as amended. **Seconded by RWalling. Motion passed 6-0-0.**

**Mail:**

- Planning Board Budget – A discussion followed.
- Barbara C. Harris Center, on Muzzy Hill Road, submitted Lot Line Adjustment Application and plats.

**7:00 pm PCC Home Based Business – Kelley Shaw**

**MParker** opened the floor for Kelley Shaw to explain her proposal for a home-based business. KShaw explained that she has been involved in yoga and jewelry making for many years. She would like to have a very small home-based business with 4-5 people attending yoga classes 1-2 times a week to start. KShaw explained of other towns having a yoga studio but there isn't anything in the town of Greenfield. She would like to have one weekend class and one class on a week day evening. KShaw discussed that she has parking for 5-6 additional vehicles. As far as the jewelry side of this business, KShaw was thinking of maybe just having a sign posted stating 'Artist in Residence' while she is working on the jewelry. She would want to be open during the art tours. She proposed having a small permanent sign or potentially a 'movable sign'. She does not plan on having any employees.

The planning board had a discussion regarding whether or not KShaw's proposal fit within the ordinance. The planning board discussed whether or not a site plan review is needed for this proposal.

**MParker motioned** to proceed without a site plan review, as long as there are no more than 4 client vehicles at one time. **Seconded by RWalling. Motion passed 4-2-0.**

The planning board asked for KShaw to complete a Business permit. The planning board then thanked KShaw for her explanation and her time.

**7:36 pm PCC Home Based Business – R9-32 – Cameron Holt Presenting**

**MParker** opened the floor for Cameron Holt to explain his proposal for a home-based business. CHolt explained to the planning board that he resides at 10 Corliss Lane and would like to start a non-USDA meat processing shop in a roughly 20'x26' outbuilding on the property. He explained that he is a 7<sup>th</sup> generation farmer who has been cutting meat since he was thirteen years old. CHolt explained that he is very passionate in what he does and takes much pride in his work and skills. He would only be taking livestock and wild game and would not be getting into poultry at all. CHolt explained that there is a need for professional, clean meat processing in this area. He explained that he would likely only work as needed and gain customers through word of mouth. CHolt went on to explain that he will not have animals roaming around the property before being processed. The livestock would arrive in a trailer and would stay there until humane processing. CHolt discussed RSA 21USC, Section 623-A, which explains the exemptions for a non-USDA meat processing shop but he must still abide by the USDA regulations as far as cutting and storing. CHolt would not be charging customers for the meat but instead would be charging a service fee for the processing. All animal waste would be removed from the property the same day and would be turned into compost off site. There is room for 10+ vehicles as well as for emergency vehicles. CHolt explained that the proposed building does have a drilled well and working septic.

**MParker motioned** to have a site plan review. **Seconded by RMarshall. Motion passed 6-0-0.**

The planning board requested CHolt to submit a completed business application and a site plan review application. The planning board and CHolt agreed to schedule a site walk.

**MParker** recommended for CHolt to go to the state website and look into the food regulations. **MParker** will send him a link to the website.

**8:40 pm Old Business – Open Space Wrap Up**

**MParker** discussed some language edits to the proposed mailer. The next meeting will be the public hearing for Open Space, this is going to be the only item on the agenda.

**9:00 pm GRainier motioned to adjourn. Seconded by RMarshall. Motion passed 6-0-0.**