**PLANNING BOARD**

**TOWN OF GREENFIELD NH**

**MEETING MINUTES**

**RECORDED BY SHARON ROSSI**

**December 28, 2015**

**Amended:**

Members attending: KO’Connell, PRenaud, KPaulsen, AWood, RMarshall, alternate, sitting in for SFox, JFletcher

Audience member: BWood

7**:05 P.M. Meeting Opened**

PRenaud began reading the December 14 meeting minutes. Some spelling changes were made and a substantive change was made on Line 13. The sentence to read: “It was noted that the 4th criteria for ZBA approval of a change in non-conforming use that has been grandfathered.” RMarshall motioned accept the December 14 meeting minutes as amended. AWood seconded the motion. Vote was unanimous in favor.

**7:49 p.m. Public on Master Plan Chapters Traffic and Transportation**

KO’Connell opened the public hearing. PRenaud said the Table 7 appeared not to have been corrected but it was conveyed that LMurphy said the Road Mileage by State Classification figures are accurate according to state information.

Page 9: Under **Scenic Road Classification**, a change the last sentence is to read: The total mileage of these sections of road amounts to ***20 miles***, of the approximately ***37 miles*** of town-owned roads.”

Page 10: Under **Traffic Generators,** add the following sentence at the end of the first paragraph: ***Traffic generators of this type include, NE Forest Products, McGrath Lumber, American Steel and Monadnock Paper Mills.***

Page 15: Under Pedestrian: a change in the second paragraph, first line. The sentence is to read: “Pedestrian mobility in the Village area has been ***an*** issue, due to the lack of adequate walking paths and the fact that the Village is at the confluence of two state highways.”

Page 16: Under Rail/Trails: a change in the second paragraph, last sentence, ***add Pine*** ***Ridge Road,*** after Blanchard Hill, and Dunklee Hill roads that were converted to class A trails.

Page 16: Under Local Projects: a change in the first sentence to read: “The Highway Department has a ten-year road plan is creating a five-year grave road schedule to put new material down on Class ***V*** roads.

Page 18: Under Regulatory Strategies: a change in the first sentence to read: “In accordance with the provisions of RSA 236:13 and ***674:35*** the Planning Board adopted the Driveway Regulations ……” removal of the comma and the word ‘of’ after 674:35.

**8:45 p.m. Public Hearing closed**

RMarshall moved to adopt the Traffic and Transportation Analysis Chapter of the Master Plan subject to the inclusion of the changes proposed tonight. PRenaud seconded the motion. Vote was unanimous in favor.

RMarshall brought up the point that at the August 24 meeting the Planning Board approved to have a public hearing the Construction Chapter, however that hasn’t happened. After a short discussion, the Construction Chapter public hearing will be January 11 at 8:30 p.m. RMarshall has been delegated to contact CShaw to check and see if the Construction Chapter has to be approved before the invoice can be paid.

PRenaud said looking at the public hearing notice for the Zoning Changes for this evening do not meet RSA 675:7 requirements. (Page 829 NH Planning and Land Use Regulation Handbook) There are at least 5 zoning changes and a description of each has to be in the public hearing notice. It was agreed that K’OConnell will get a new public hearing notice to the paper this evening for the January 11 meeting.

RMarshall said when building the Planning Board budget, we should anticipate the more costly public hearing notices for the paper, mailings, certified notices.

PRenaud began going over the five changes that he and RMarshall have collaborated on.

PRenaud began with the proposed zoning changes of reducing lot size and changing permitted uses. In the Village District, 60-70 residences and 30 businesses need to be notified of this change. The proposed ordinance is only for the Village district Lots V1-V5.

**Village District Ordinance:**

Business District: changing minimum lot area to 1 to 1 /2 and changing maximum accessory dwelling from 1 to maximum of 3.

PRenaud said because we are changing the permitted uses that are currently allowed and are changing the number of accessory dwelling units numbers, he recommends that this one amendment be split into 2. RMarshall said all of the proposed amendments that PRenaud did should be separate articles for presentation to the town and ballot. PRenaud will make changes and get them to the Board on 12/29.

Listed are some notes of changes to be added to the 5 proposed amendments.

*#4 Business District Amendment* - eliminate discharges from build-to- line amendment

Amendment Article 1 Village - customary home and professional uses - add to end of the new ordinance – “refer to Section 4 B (page 16 of the zoning ordinance) except no provision to homeowners”

Change line 1 in the Village district by adding “primarily” to the sentence

Add Center Village District amendment to refer to the lots numbers, V1 – V5. In the notices to the 100 residences and businesses affected on the new proposed Center Village District, it should say, “Shall be observed as the following Village District sections V1 - V5.”

AWood suggested that we change under Districts, Section C to read Lakeside Village District and Center Village District with lots V1-V5 listed to make clear which locations are in the newly created district.

AWood said when making the two districts to make sure the newly designated districts have their boundaries follow the changes including the tax map designations with lot numbers.

*#5 Open Space Amendment:*

Strike the customary home occupations from the amendment due to the intensity of the buildings. “It will say only residential usages shall be allowed.”

Re-insert the original language of RSA 485-A: 30 -b III Section a.

*#2 & 4 Accessory dwellings:*

Add, “Such additions are within or attached via a shared wall to a primary unit.”

*Commercial Private Event Venue Ordinance*

RMarshall suggests in the introductory paragraph this be inserted after the colon: *such events may include but not limited to subject to Planning Board approval, private wedding reunions family gatherings retreats small workshops and similar kinds of events.*  He also feels that legal said to have specifics listed and this such cover that. All of the language of the ordinance speaks to the spirit intent that what we are trying to achieve for our town.

Changes to be made for final draft:

#4-a Add, “all events will have a maximum of 125 attendees.

#4-b Add: group sizes and number of events for each group: 75- 125 attendees is a large group, 25-75 attendees is a medium group, below 25 no restriction. 25-75 group can have 20 events per year, 75-125 group can have 10 events per year

#4-c Add: Hours of operations: 10 a.m. – 10 p.m.

#5 Add: All events will have off street parking for vehicles.

#5 Add: Any development of this site shall be consistent with the use of the rural agricultural characteristic of the property.

PRenaud asked do we want a specific site plan review for this ordinance. The response was no as the site plan review/process will happen anyway. Do we want to have the permit expire date? The response was yes, 3 years.

PRenaud will make the changes and get them to the Board via e-mail for a quick editing before the January 11th Public Hearing.

**Other Business:**

KO’Connell will get the following notice to the Monadnock Ledger for publication for this Thursday’s edition.

**Public Hearing of Proposed Zoning Ordinance Amendments January 11 7:30 p.m.**

**Changes to the Open Space ordinance that will enable clustered style developments in Open Space Subdivision.**

**A Special Event Facility Ordinance in General Residential and Rural/Agricultural Districts.**

**Changes to minimum lot size and setbacks in the Business District.**

**Changes to accessory dwelling units in Village and Business District.**

**Changes to permitted use in Village District.**

**Dividing the Village District into Center Village and Lakeside districts.**

 **8:30 p.m. Construction Material public hearing.**

The letter being sent to Village district residents advising of the district split is to be drafted by PRenaud. He will contact CShaw to get the V1-V5 names and addresses for the letter.

**11:23 p.m. Adjournment**

RMarshall motioned to adjourn. AWood seconded. Vote unanimous in favor.