**Planning Board**

Town of Greenfield

Approved Meeting Minutes

Recorded by Janice Pack

November 14, 2016

**Members Attending**: Paul Renaud, Ken Paulsen, Robert Marshall, Andrew Heck (Alternate), Andre Wood

(AHeck is sitting in for Angelique Moon tonight, and will be voting.)

**Meeting Opened**: 7:01 PM

**Minutes**: The Minutes were read by PRenaud. A few corrections were made, and KPaulsen motioned to accept the minutes as amended. RMarshall seconded and all were in favor.

M**ail**

Flyer from the Southwest Region Planning Commission

Flyer from the National Business Institute on an upcoming course called “Land Use and Zoning from Start to Finish”

Flyer from the NH Department of Environmental Services

**New Business**

The second meeting in December would fall on December 26th, which is the legal Christmas holiday. It might make sense to reschedule this for December 19th, and not hold the EDAC meeting in December. PRenaud will bring this up next week at the EDAC meeting.

RMarshall suggested that PRenaud check in with Mike Borden to see if he has any input on the zoning amendments. RMarshall offered to share a copy with MBorden as he is meeting with him tomorrow, and that was agreed upon.

AWood mentioned that he would most likely not be at the regular meeting scheduled for January 9th.

PRenaud has spoken to Steve Chicoine, who has agreed to be appointed as an Alternate through the rest of this term which ends in March. A motion was made by PRenaud to appoint SChicoine at the next meeting on November 28, 2016 as a temporary alternate through the rest of the term. RMarshall seconded it, and all were in favor.

**7:30 PM - Public Hearing on proposed amendments to the Site Plan Review Regulations and Subdivision Regulations**

PRenaud reviewed the proposed changes; copies of which were distributed to the Board and available for the public to view. Since no one was present from the Public for the Public Hearing, the Public Hearing was closed at 7:36 PM. RMarshall made a motion to adopt the changes to the subdivision regulations and site plan review as they were posted on November 3rd. AWood seconded, and all were in favor.

**Discussion of the Energy Chapter**

We were joined by Lisa Murphy from SWRPC. She posed a list of questions so she could better determine what we were looking for. She asked “What is the purpose of the energy chapter?” PRenaud said that we wanted to have something on the books for next year; an ordinance agreeable to the town, and an incentive to the community. Previously the Town adopted RSA72:61-72 which allows renewable energy tax exemptions to wind turbines, outdoor wood-fired burners, and solar energy. Some of the proposals we are starting to see could change the landscape of the town, such as the larger solar arrays. AWood said from his point of view,” there is a tension between changing the characteristic of the town and promoting green energy.” He wants to find a balance. “We’re not looking for over-regulation; a few panels on your home shouldn’t need to go before a Board.”

LMurphy asked if we currently have a local Energy Committee. There was one which was active in 2008, 2009 and 2010 but they’ve since dissolved. In the Town reports, there was a Town Buildings Energy Efficiency capital reserve fund established. In the minutes of 2008, the town approved putting $10,000 in to start that account. Nothing has been added since 2010.

LMurphy wanted to know how specific we wanted to be with the wording of the Energy Chapter, as master plans are meant to guide, not regulate. PRenaud said that two of the items we wanted to concentrate on were the town building energy audit and solar energy. Fixing those two problems without raising taxes is the goal.

KPaulsen referenced the energy audit that New Boston has, and suggested it could be used as a guideline for ours. PRenaud referenced the one that Temple uses.

RMarshall said that in looking at the upcoming budgets, every department is up in energy costs. Perhaps we need to find grants to find a way to put solar panels up on town buildings. We do need the guidance of a chapter that will define for us what the limitations would be. However, he’s concerned about creating something, and then having nothing happen. There needs to be an identifiable outcome. It is important to lower the tax bill by having more efficient municipal buildings. Without regulation, then ***any*** use of solar is allowed. RMarshall feels that the Buildings and Grounds Manager could be put in charge of this. The Meeting House is a good example of a building that needs to be more energy efficient, and the balance is keeping it in character with the town.

LMurphy asked about the regulatory changes that we would consider to help meet the goals or resolve the issues identified. RMarshall wondered if a short-term goal would be to make it easier if someone wanted to come in with a commercial application for solar energy, say in a rural or agricultural area. PRenaud said one of our goals is to have a solar energy ordinance for 2018.

LMurphy asked if we were looking at anything other than solar energy. Wind was mentioned, as well as hydro power. PRenaud said that we don’t have any area that would be good for industrial wind power; no ridge lines.

The Board spoke about tiny houses, generally under 500 square feet, and PRenaud mentioned we’d have to address that soon, too. It could potentially be another housing option for seniors who don’t want to move into an apartment.

PRenaud asked LMurphy what our timeline was for the Energy Chapter. She felt the implementation chapter would take a good, long meeting, but it would be helpful if we could do some homework between now and that meeting to review the information. She said she would draft a chapter to be reviewed before our next meeting.

PRenaud asked whether Raoul Gonzales was still planning to come to a meeting. He specializes in Economic Development. LMurphy wasn’t sure of his schedule.

**2017 Zoning Ordinance Amendment Proposals**

We had three different definitions (dwelling unit, attached dwelling unit and detached dwelling unit) and because of the new laws that passed, we have until June 2017 to make certain changes to bring our definitions into compliance. PRenaud had made a draft of the proposed changes, which were reviewed and discussed individually by the Board.

Amendment 1 defines attached accessory dwelling unit. RMarshall made a motion to move Amendment 1 forward to present at Public Hearing. PRenaud seconded, and all were in favor.

Amendment 2 eliminates maximum percentage of floor area for accessory dwelling units in the Rural/Agricultural District. RMarshall made a motion to move Amendment 2 forward to present at a public hearing. AWood seconded, and all were in favor.

Amendment 3 increases maximum permitted size of detached accessory dwelling units and clarifies ambiguous language. RMarshall made a motion to move Amendment 3 forward to present at a public hearing. KPaulsen seconded, and all were in favor.

Amendment 4 brought up some discussion regarding whether or not 4-family apartment buildings were able to be erected while still preserving the character of the district, and whether or not they belonged in the General Residence District. Is that a good way to provide additional housing while preserving the character of the District? It was decided to hold off on this particular Amendment at this time.

Amendments 5-8 are economic development motivated amendments.

Amendment 5 eliminates list of permitted business uses in the Business District. RMarshall made a motion to move Amendment 5 forward to present at a public hearing. KPaulsen seconded it, and all were in favor.

Amendment 6 eliminates restriction on entertainment halls in the business district. AWood made a motion to move Amendment 6 forward to present at a public hearing. RMarshall seconded, and all were in favor.

Amendment 7 created a good deal of discussion regarding the language concerning how many “persons outside the household shall be employed in the use” so this was tabled for later.

Amendment 8 eliminates the requirement for owner residence in buildings with accessory dwelling units in the Rural/Agricultural District. RMarshall made a motion to move Amendment 8 forward to present at a public hearing. KPaulsen seconded it, and all were in favor.

Amendment 9 amends requirements of the Planning Board report on cases before the ZBA. RMarshall made a motion to move Amendment 9 forward to present at a public hearing. AWood seconded it, and all were in favor.

Amendment 10 repeals the Open Space Development Ordinance. RMarshall made a motion to move Amendment 10 forward to present at a public hearing. KPaulsen seconded it, and all were in favor.

Homework: What do we want to see for development patterns in the town? PRenaud encouraged everyone to think about that for discussion at our next meeting

RMarshall moved to adjourn the meeting, and PRenaud seconded. All were in favor.

**The meeting adjourned at 10:27 PM.**

THESE MINUTES WERE APPROVED AT THE MEETING HELD ON NOVEMBER 28, 2016.

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