

**Planning Board**  
Town of Greenfield  
Preliminary Meeting Minutes  
Recorded by Janice Pack  
August 20, 2018

**Members Attending:** Angelique Moon, Robert Wachenfeld, Robert Marshall, Ken Paulsen, Kat Carpenter

**Public Attending:** Sean Higgins

**Meeting Opened:** AMoon called the meeting to order at 6:32 PM.

AMoon asked KPaulsen to be a voting member tonight, and he agreed. It was noted that he would be away on September 10<sup>th</sup> and would miss that meeting.

**Minutes:** The minutes from the meeting of August 6th, 2018 were read by KPaulsen.

Amendments were suggested as follows:

On Line 25 "off on"

On Line 51 add Kevin's last name "McMurray" and amend "Kevin" on Line 54 to read "KMcMurray"

On Line 62 amend "Bonuses" to "bonuses" and "Section 5" to "Section V"

On Line 67 insert "if we used "common" after "she liked it"

On Line 71 omit the space to form the word "the"

On Line 74 amend "ordinance" to "Ordinance"

On Line 81 change "Authorly" to "Authority"

**KCarpenter moved to accept the minutes as amended; KPaulsen seconded. All were in favor; motion passed.**

**Mail:.**

1. Allrose Farm held 2 more weddings and submitted their Event Tracking Forms.
2. Letter from Southwest Region Planning Commission on roads and structures.
3. Email correspondence between the owners of Allrose Farm and Michael Borden regarding overnight guests was shared and discussed.

Regarding whether or not Allrose Farm should be allowed to rent lodging to overnight guests in any capacity was a matter that KCarpenter thought might be a question for Legal, but RMarshall thought we should have a conversation with Mike Borden first. Jordan Bailey from Piscataquag Land Conservancy has forwarded information that the owners of Allrose Farm had been renting their property to overnight guests which was not an approved use. Copies of information that she found online was shared, and discussion continued. RMarshall said that we need to have a conversation with MBorden and have him look at the ordinances. We need to know how the town of Greenfield is dealing with Air BnB's in particular. He said we first need to gather more information. KPaulsen said that we should get an opinion from Legal. AMoon will contact Margaret Byrnes for her opinion.

**Clerk Hiring Update:** Bridget Wood has submitted her resume for the position; AMoon will schedule an interview with her.

AMoon spoke to MBorden to see if he saw anything in the ordinances that needed changes; he said that he does not have any issues or anything that needs to be addressed right now. AMoon will ask the Zoning Board of Adjustment if they would like to see anything changed.

Rosewood Farm has not responded to RWachenfeld's request for an update. RWachenfeld will ask MBorden if they have applied for a building permit. It was suggested that he send them a certified letter. They do need to have a site plan review if they plan to expand the business beyond the original intent. AMoon will draft a letter.

#### **Solar Language in the Site Plan Review Checklist**

Earlier the Planning Board decided not to write a separate ordinance on Solar Energy, but wanted instead to add language to the Site Plan Review Checklist that would preclude any problems down the road. It was agreed that solar arrays were the concern, not residential solar panels mounted on homes. The Planning Board did not want to regulate residential solar use but did want to ensure that we don't end up with solar arrays all across town. RMarshall said we could easily create a commercial solar energy ordinance. AMoon asked the Board if they wanted to move forward with the checklist language or to work on the ordinance. After more discussion, it was agreed to add language to the checklist. We need to know the location, size and capacity of the solar equipment. Also important was a glint and glare study and a decommissioning plan. Those three points will be added to the checklist. AMoon will check to see if the RSA definition applies to residential and not commercial regarding the tax exemption. RMarshall said we need the definition of enterprise solar energy systems for the ballot; AMoon read the one she had.

AMoon wanted to get back to the Master Plan Action Items but without Andre Wood here tonight, it was felt that the database was still on hold. We need to do the survey of the other departments and be sure that they know what they are supposed to be doing, and find out what has been done. There was discussion on the best way to do that and whether or not the department heads had ever received the Action Items in the first place. The Board went through the list of their own action items, and found a few items that had been completed, and a few more that were ongoing. This will be updated, and the Master Plan Action Items will be sent to the Department Heads to with a note asking for their implementation and updates. This will be especially important to have with the budget season coming up.

As this will be the last scheduled Planning Board meeting that JPack will be doing the minutes for, the Board thanked her for her time and presented her with a gift. It is with regret that she submits these last minutes, as she will miss her Monday nights with the Planning Board very much.

**KCarpenter motioned to adjourn, KPaulsen seconded. All were in favor except RWachenfeld, who abstained. Motion passed 4-0-1.**

The meeting adjourned at 8:51 PM.