**Planning Board**

Town of Greenfield

 Preliminary Meeting Minutes

Recorded by Janice Pack

November 13, 2017

**Members Attending**: Paul Renaud, Ken Paulsen, Robert Marshall, Angelique Moon, Andre Wood, Kathy Carpenter

**Meeting Opened:** The meeting was called to order by PRenaud at 6:00 PM.

**Minutes**: The Minutes from the meeting of October 23, 2017 were read by PRenaud. Changes were made:

Line 11: correct dates to “2017-2018”

Line 36: insert “the business practice of” before “Starting with Yes”

Line 42: amend “a bit more seriously” to “as needed”

Line 52 was amended to …”and the allowable size of signs ensued.”

RMarshall motioned to accept the minutes as amended. KPaulsen seconded and all were in favor. Motion passed.

**Mail**

October flyer from Southwest Region Planning Commission

Package from SWRPC containing the new completed chapters and maps for the Master Plan

**Master Plan Certification**

PRenaud told the Board that we have received the new maps and chapters for the Master Plan in print, and a complete version on cd, and it should now be complete. This will be posted on the website shortly. Some of the newer members may not have all of the chapters; they can cross-reference what is currently in their binder with the new updated Table of Contents and let PRenaud know what they are missing. While there appear to be a few minor formatting differences, PRenaud is confident that this project is finished. RMarshall moved that we certify the Master Plan. PRenaud seconded. There was a bit of discussion. Call the Question: All were in favor. It was noted that Sherry Fox was not in attendance and her signature will be needed. PRenaud will email her.

RMarshall asked all to think about the process of updating the Master Plan, and the length of time it had taken to do it. The process may be easier and more efficient if it were done differently. We will discuss this in the coming year.

**Reschedule December 25 meeting**

This Planning Board meeting will be held on Thursday, December 21st instead.

**Sign Ordinance**

In the Section 2 definitions, there is a definition for Advertising Signs that conflicts with the intent of the Commercial Sign definition. We were trying to make a distinction between temporary and permanent signs so as not to regulate the temporary signs. PRenaud will be sending an email to Michael Borden for his input.

**Planning Board Report to ZBA: Variance to erect a shed within setback–204 New Boston Road; Map R9, Lot 25-4** The Board reviewed the application which has been submitted to the Zoning Board by Karl Anderson to consider what the Planning Board opinion should be. The shed appears to be in clear violation of the setback requirements. If a variance is granted, it may set precedence. While the ZBA hears everything on a case-by-case basis, a professional builder should have been aware of the local ordinances including setback requirements. A letter was written to the ZBA with the Planning Board’s opinion that the shed is in violation of the spirit of the ordinance, and a variance should not be granted. KCarpenter moved to accept the Planning Board report as written. RMarshall seconded and all were in favor (6-0).

**Special Event Facility Ordinance & Agritourism Statutes Review**

PRenaud noted that it would be good to go through this with MBorden at the meeting to have his input. MBorden will be invited to attend the Planning Board meeting on 11/27/17 from 6:30-7:00. PRenaud read from emails received from the new owner of the Allrose Farm property regarding petitioning for changes to the Special Event Facility Ordinance; he had suggested she come and speak to the Board. In reviewing the RSA changes to the definition of Agritourism, he wondered if we needed to make any changes. RMarshall asked “If we do nothing, are we in compliance?” and PRenaud answered “Yes”.

**Other Zoning Amendment Proposals**

Under Housekeeping items, PRenaud found an additional 5 places in the Zoning Amendments where “customary” had not been removed. He said he could make those corrections.

There appears to be a conflict in the Lakeside Village District wherein it says it shall be strictly a district of residences. While home based businesses are allowed in the other districts, it would appear that they would not be allowed here, as RSA says that where there is a conflict in ordinances, the stricter would apply. The spirit of the ordinance was based on impact. The Board wondered what the residents’ opinion would be. PRenaud asked everyone to think about it, and we can resume this discussion at the next meeting. KPaulsen and RMarshall felt there would not be time to do this right now.

Also under Housekeeping, KCarpenter mentioned that under Junkyards it references RSA 236:91 which does not exist.

KCarpenter moved to adjourn this meeting, and RMarshall seconded. All were in favor. Motion passed.

**The meeting adjourned at 9:05 PM.**