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7. **Members Attending:** Angelique Moon. Robert Wachenfeld, Andre Wood
8. **Meeting Opened:** AMoon called the meeting to order at 6:32pm.
9. Ken Paulsen will be a voting member tonight.
- 10.
11. **Mail:** Letter from Todd Land Use Consultants concerning Monadnock Survey Acquisitions Office.
- 12.
13. SWPRC Commission Highlights for October 2018.
- 14.
15. AMoon read the minutes from October 22, 2018. The following corrections were changed:
16. Line 42: Delete **had applied for grant.**
17. Line 44: Change **build on** to **complete.**
18. Line 58 and 59: delete **KCarpenter discussed the motion.**
19. Line 59: add **asserted** after AWood.
20. Line 62 and 63: change AMoon feels that the PB should perhaps consider the setbacks in all Zoning Districts to **AMoon feels that if the PB reconsiders setbacks, it would need to be reviewed in all Zoning Districts rather than in Rural Ag.**
21. Line 65 and 66: change AWood mentioned, what does "Rural Character" mean, to **AWood questioned the meaning of " Rural Character" as referenced in the Master Plan.**
- 22.
23. There was discussion regarding the level of detail captured in the minutes when correcting minutes from the previous meeting. It was agreed by the board to limit documented changes to substantive changes.
24. **Continuation of Old Business** from October 22, 2018:
25. Regarding "rebar" being used as property line markers, brought up by the ZBA. AMoon read a response from Greenfield Code Enforcement Officer Michael Borden stating that he felt that no change should be made. AWood moved that the PB accept the recommendation from MBorden, KPaulsen seconded. There was no further discussion. The motion passed 4-0.

26. Density and balance of Land Use and the impact of surrounding districts was discussed. *KPaulsen reviewed submitted ZBA cases for the past 5 years and presented the board with his findings. Out of four cases, two were due to the property owners not reading the ordinance before building. There were only two other cases and KPaulsen felt this did not represent a good reason to change the ordinance setbacks. The board agreed. The board discussed the lack of setback cases in the town and felt the existing sliding scale language for each district in the ordinance was sufficient. AMoon moved to table the changing of setbacks in the districts. KPaulsen seconded. There was no further discussion. The motion passed 4-0.* Will continue in future meeting.
27. At 9:15pm RWachenfeld motioned to adjourn, AWood seconded. No further discussion. All were in favor 4-0. The meeting was adjourned.