

Planning Board
Town of Greenfield
Approved Meeting Minutes
Recorded by Janice Pack
November 27, 2017

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

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

Minutes: The Minutes from the meeting of November 13, 2017 were read by PRenaud. Changes were made:
Line 61: Change Amendments to Ordinance
Lines 66/67: Delete "The spirit of the ordinance was based on impact" as it was part of a larger discussion.
Line 69: Delete "do this right now." and add "get this on the ballot for the upcoming Town Meeting."
KCarpenter motioned to accept the minutes as amended. AMoon seconded and all were in favor. Motion passed.

Mail

Notice to Abutters from the Town of Pelham Planning Board regarding a Site Plan Review to be held November 20, 2017 for a proposed 150' monopole.

Fall 2017 Newsletter from NH Department of Environmental Services

Old Business

RMarshall shared that the original reason for setbacks was that farmers used to bury their livestock and deceased hired help by the stone wall.

PRenaud said that he had gone on the official website, and the RSA 236:91 referencing junkyards is posted there.

PRenaud would like to revisit home based businesses in the Lakeside Village District, and perhaps reducing the minimum lot size in the business district.

On page 17 in the Zoning Ordinance, Section 4B, it speaks about home based businesses in ANY district. PRenaud does not believe it was ever the intent to restrict home based business and professional use in the Lakeside Village District. AWood suggested we put the same language approving this in the Lakeside Village District. On page 7, it says "It shall be a district of residences only" which could be interpreted that no businesses would be allowed there. RSA 676:14 says if there is a conflict of ordinances, the stricter will apply. AWood asked if anyone could think of a reason why home-based businesses should not be allowed; no one could.

6:30 Code Enforcement Officer, Michael Borden

MBorden joined the Board to review the Sign Ordinance and other amendments. The Board questioned: If someone were doing several businesses out of the same house, could they have multiple signs? MBorden felt that it was still a home-based business, and in the residential district, it was not acceptable. The current ordinance regulates signs affixed to a building. He noted that the allowable sizes were good (9 square feet and 15 square feet). PRenaud asked MBorden if he had noted any problems with signs, and if people did typically apply for a permit. MBorden cited a few examples, but said on the whole, there had not been any problems.

Special Event Facility Ordinance & Agritourism Statutes Review

PRenaud noted that there is a new owner of Allrose Farm, and he had spoken to her over the summer. MBorden has met them, and said that the new owners were planning to add sprinklers to the house to be able to use it as a B & B, and that they have Life Safety doing some of the required work on the property. He does not feel that the ordinance needs to be amended at this time. PRenaud asked if the new owners were using the tracking form;

MBorden said he thought they had only held one non-commercial event, which did not require one. PRenaud asked MBorden if there were any other changes in the ordinances he'd like to see made, and MBorden said he didn't have any problems or concerns at this time.

KPaulsen referred back to the Special Event Facility Ordinance and the regulation regarding number of events that could be held. AWood noted that the reason for regulating the number of events and attendees was to limit the impact. The new owner bought the property knowing what the ordinance was, and PRenaud hopes that if she wants to try and make any changes, she will come in and talk to us.

Returning to the definition of Advertising Signs, page 1 of the Zoning Ordinance, AWood said that the definition refers to permanent commercial signs. The Board agreed to change "Advertising Signs" to "Permanent Commercial Signs." KCarpenter found another possible discrepancy where it called out that a display was not allowed; it was decided to add "of goods" after "display" to clarify the intent.

In reviewing the RSA changes to the definition of Agritourism, PRenaud wondered if we needed to make any changes. We need to have the ability to regulate traffic and parking for safety purposes. Other potential big farm events, if not specifically regulated, would be allowed. As defined in RSA 672:1, Paragraphs 3B and 3D state that Agritourism shall not be prohibited, and may be regulated for public safety. Again, the Board tried to be sure that the definitions were valid and clear. AWood said that he wasn't sure that we needed to do anything; AMoon agreed that we would inherit the State's definition if we did not create one of our own.

The Board moved on to the discussion of what constituted a junkyard. KCarpenter read the definition in RSA 236:112 (page 182 of the NH Planning & Land Use Regulation book) which included other items, not just motor vehicles. Our definition refers solely to motor vehicles and parts. KCarpenter suggested that we adopt the definition on page 182. AMoon said that we have a second definition of junkyard under our Groundwater Protection Ordinance. It was agreed to amend the definition that we have, and reference RSA's 236:91 and 236:112.

Returning back to allowing home based businesses in the Lakeside Village District, PRenaud does not believe it was ever the intention of the Planning Board to disallow them in any district. RMarshall felt that the language was already there to allow them. KCarpenter moved that we add the sentence to the Lakeside Village District language regarding customary home occupations. AMoon seconded the motion. The vote was 5 for, and 1 against (RMarshall).

Discussion turned to minimum lot size in the Business District. The Charrette of 3 years ago suggested that we change the minimum lot size to $\frac{1}{4}$ acre from $1\frac{1}{2}$ acres. This could create more options for economic development further down the road. The minimum lot size was reduced to $\frac{1}{2}$ acre in 2015. KCarpenter pointed out that other than the lot belonging to Rymes, not many lots are large enough to subdivide. The Planning Board reviewed lot maps of the Business District and identified fewer than 5 lots which could be subdivided. KCarpenter moved to have an informational vote to see who wanted to reduce the minimum lot size. There were 4 members who voted No.

On the subject of selling firewood, it is allowed in the Business District to sell wood that was not grown there. The sale of firewood grown on the property is allowed in any other district. It was decided that this did not need to be changed.

PRenaud will prepare the changes to be sent to Town Counsel. The Public Hearing will be January 8th; it is PRenaud's intention to have all of the amendments ready for the Planning Board to review at our next meeting.

AWood moved to adjourn this meeting, and PRenaud seconded. All were in favor. Motion passed.

The meeting adjourned at 9:19 PM.