

Planning Board
Town of Greenfield
Approved Meeting Minutes
Recorded by Janice Pack
December 11, 2017

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

Meeting Opened: The meeting was called to order by PRenaud at 6:03 PM.

Minutes: The Minutes from the meeting of November 27, 2017 were read by PRenaud. Changes were made:
Lines 31-34 were amended for clarification purposes to read: In the RSAs under Revocation of Recorded Approval 676:4-a
Line 81: change "base" to "based"
Line 88: change "1/2 acre" to "1-1/2 acres"
Line 89: insert "The minimum lot size was reduced to ½ acre in 2015." before "KCarpenter pointed out...."
Line 90: insert "The Planning Board reviewed lot maps of the Business District and identified fewer than 5 lots that could be subdivided." before "KCarpenter moved to...."
AMoon motioned to accept the minutes as amended. AWood seconded and all were in favor. Motion passed.

Mail

November 2017 Newsletter from Southwest Region Planning Commission

Old Business

Sherry Fox still needs to sign the Master Plan sheet. Hopefully she will attend the next meeting.

PRenaud mentioned that when Michelle Perron had come in, she had asked if the approval of the Special Event Facility went with the property. It was a key thing for MPerron, and Mike Borden had suggested that we add some language spelling that out, but it is already covered by the RSAs. In the site plan review it addresses various revocation scenarios which all pertain to applicants and successors in interest; thereby implying that approvals go with the site, not the applicant.

PRenaud said that we might want to think about filing documents such as results from Site Plan Reviews in the individual property files. We will look at this further in the coming months.

AMoon did an abbreviated Roberts Rules of Order for the Board. PRenaud asked if we might want to review it further and see if we wanted to add it to our Rules of Procedure. This will be added to the agenda for our meeting of December 21st.

The Board discussed a housekeeping correction on Page 1 of the Site Plan Review, and decided to change the word "premise" to "site."

PRenaud asked how many hard copies of the Master Plan we should make. It was suggested that we have 3 available for Planning Board use, 1 for the Library, and 1 for Aaron Patt. If we have new members who would like a complete hard copy, we can make one.

2018 Zoning Amendment Proposals

The Board reviewed the changes that had been proposed during earlier meetings to make sure that they were clear and concise, and that the intent of the ordinance was reflected in any changes proposed. A change for clarification purposes was made to Amendment 1, Section IV GENERAL REGULATIONS AND RESTRICTIONS, B. Professional Uses and Home Occupations, 2: d.

RMarshall felt that although related, we had lumped 3 different things in that first Amendment. He thought we should separate the changes for Signage, Sign Sizes, and Professional Uses and Home Occupations. With the home-based businesses in the residential district it is possible that the size could be a cause of disagreement. It is important to let the voters have their say. The downside of separating the items in Amendment 1 is that if one failed, the other wouldn't entirely make sense, so a caveat would need to be added that if the first part fails, the second part will be void.

AWood moved that we go forward with the revised Amendment 1 to move it to Public Hearing on January 8, 2018. AMoon seconded. All were in favor. Motion passes. This is contingent on approval from Legal Counsel.

KCarpenter moved that we go forward with new Amendment 2 (changing allowed size and defining illumination; deleting f.) to move it to Public Hearing after approval from Legal Counsel; KPaulsen seconded it. 5-1-0 (RMarshall opposed) Motion passes.

Amendment 2 (now Amendment 3) to amend Section III. DISTRICTS, D. Lakeside Village District, 1: to allow Professional Uses and Home Occupations in the Lakeside Village District.

AMoon moved that we go forward to move this to Public Hearing after approval from Legal Counsel; KCarpenter seconded. 5-1-0 (RMarshall opposed) Motion passes.

Amendment 3 (now Amendment 4) regarding Junk Yards – our current definition is solely regarding vehicles and automotive parts. The Board discussed the available definitions and opted to remove the conflicting language. KCarpenter moved that we go forward to move this to Public Hearing after approval from Legal Counsel; AMoon seconded. All were in favor; motion passed.

Amendment 4 (now Amendment 5) is simply “housekeeping” – removing the word “customary” as it appears in five places.

AMoon moved to move this forward for legal review, and only if necessary, to Public Hearing. PRenaud seconded. All were in favor; motion passed.

PRenaud will prepare the changes to be sent to Town Counsel. The Public Hearing will be January 8th; it is PRenaud's intention to get this to Legal Counsel tomorrow morning.

The Board welcomed SBillodeau, who is potentially interested in becoming a Planning Board member, and spoke about the necessary steps she should take.

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

The meeting adjourned at 8:29 PM.