**PLANNING BOARD**

**TOWN OF GREENFIELD NH**

**MEETING MINUTES**

**RECORDED BY SHARON ROSSI**

**Nov 9, 2015**

**Amended: December 14, 2015**

Members attending: KO’Connell, PRenaud, KPaulsen, AWood, RMarshall (sitting for SFox)

**7:11 P.M. Meeting Opened**

PRenaud began reading the October 26, 2015 meeting minutes. After minor changes, PRenaud motioned to accept the minutes as amended. AWood seconded the motion. Vote unanimous in favor.

 **7:49 p.m. Review of Traffic and Transportation Analysis Chapter – Master Plan**

Following corrections to be done before the public hearing on December 14, 2015.

**Page 7** **Table #1:** change Class V to 37.2, mileage and change Class VI to 8.0 mileage. Ask LMurphy to make sure all charts and text are consistently in agreement.

**Page 10 B Traffic Generators:** Line 2 change the word ‘some’ to ‘significant.’ Add to the last sentence: include McGrath Lumber, American Steel, NE Forest Products, and Monadnock Paper Mills.

**Page 12: Table #4: Status of Bridges:** center the information in the middle and last columns of the table.

**Page 14: Table #6: Storm water Management Road Projects:** add another bullet saying, Planning Board should pay attention to strategies where appropriate.

**Page 15: A. Pedestrian:** second paragraph, first line, change ‘different’ to ‘an issue’ and change the number of state highways to 2. Second line, change the word ‘implemented’ to ‘proposed.’ Third line: change the word ‘project’ to ‘suggestion.’

**B. Bicycle:** first line, insert the word ‘becoming’ before ‘is.’

**Page 16 E. Rail/Trails:** second paragraph begin sentence with “A”. Insert “A rail/trail exists in Peterborough” the end of sentence.

Reverse paragraphs two and three positions.

**B. Local Projects:** change Class VI roads to Class V roads.

**Page 18: Driveway Standards:** first line remove the word “of” from the sentence.

**9:27 p.m.** **Other Business:**

PRenaud commented on the zoning amendment changes he has been working on. He said he will have a final draft for the Board at the next meeting. Some of the topics he touched on were definitions and requirements: for hotel, event venue, and changes in the Village District. He reviewed briefly the Greenfield Inn situation. He also advised he attended a lecture about grandfathering. Some of the highlights on the Greenfield Inn history: in 1985 it was allowed as a tourist home. The Inn is in the Village district, but adjacent field/land isn’t. In 1989, the owners went for a special exception to expand from 6 to 12 rooms and wanted to expand to an event venue. ZBA granted the expansion of the use, but denied the event venue. In 1992, the owners offered a zoning amendment to Town warrant to rezone the land to Business district, it didn’t pass. PRenaud said the lecture pointed out, “to expand the use within the structure, you can do it as that is a natural expansion, but if you are adding another structure, that is not allowed. Any change in use that is fundamentally different in nature requires a special exception.” Questions the ZBA need to query, “What effect it will have on abutting properties. Whether it will be better or worse to the neighborhood especially if it isn’t allowed in that district, then a special exception has to be obtained. There is a 4 prong test that the ZBA has to review to grant the exception.

PRenaud briefly spoke of the 4 prongs to be answered:

Does proposed change arise naturally?

Will the change or expansion render the business as different from what it started as?

Will the change substantially impact on abutting property?

Will the change or expansion render the premises less adequate for the use, in terms of the requirements of the ordinance?

 PRenaud said we’ll further discuss at a later date.

PRenaud also will have a more specific listing of what is permitted businesses are customary home occupations. KO’Connell opinioned that a listing of the occupations will be prejudicially biased. A short discussion followed and was tabled.

PRenaud looked at our open space ordinance and at the state’s open space RSA and there have been changes, but not as many as what he thought. DES has made changes concerning wells, and radii, which will be discussed and defined to the Board.

* RSA 674:21 VI talks about village planning and it is something we could consider for minimum lot sizes.
* Under the Village Plan Alternative subdivision, only 20% of the land can be developed with the open space under conservation under town management. Details will be discussed at the next meeting.
* Need to define cluster development, village plan alternate development, and condo-izing development or subdivision. There are ways to incentivize for a developer to do a group building versus single units.
* The big frame work for open space development is going to be a major discussion.
* Need a discussion on details on open space and cluster development so when a developer comes in, we have enabling language in our ordinance. A strong definition will allow the Planning Board and ZBA to have sharper understanding and will be able to render an informed decision on what is proposed.

RMarshall spoke to the Planning Board about the setback definition. He asked that the Board read the e-mail he handed out. Also he and PRenaud need a date to deal with only the changes being discussed. We are talking about significant changes to the zoning ordinance and we need to have informational meetings before a public hearing is held. Simple and clear language is something to give to the community at an informational meeting. A work session was proposed and discussed but no decision was made as to when it would be held.

**10:24 p.m. Mail Received:**

* A copy of the Planning Board’s Budget, y-t-d
* Invoices to be signed.
* A brochure from American Planning Association

**10:27 p.m. Adjournment**

RMarshall motioned to adjourn. PRenaud seconded. Vote unanimous in favor.