**PLANNING BOARD**

**TOWN OF GREENFIELD NH**

**MEETING MINUTES**

**RECORDED BY SHARON ROSSI**

**November 23, 2015**

**Amended: December 14, 2015**

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

**7:13 P.M. Meeting Opened**

PRenaud went through the changes he made to the Open Space Development ordinance. He replaced the word development throughout the ordinance to read “subdivision.” He explained the strikeouts were replaced with bold lettering indicating a word or sentence addition/correction to the ordinance. He also put a caveat, “in all building lots abutting permanently preserved open space.”

He explained that ‘common area’ can’t be part of the open space in the subdivision. Also if this or any other cluster development occurs, we need to amend the subdivision regulations to allow off lot wells and radii in open space subdivision.”

He advised the Section J. *Wells and Sewage Disposal Systems* is the exact wording from RSA 485-H:30-b II a. RMarshall commented, “There are 3 things that we haven’t agreed on:

1. **Lot Size and Frontage:** whether or not we are going to use 20, 15, or 10 acres. Currently the minimum size is 20 acres. PRenaud said if we go to a lower acreage, we’d have to change the net developable percentage. As for the other two items, they weren’t specifically mentioned.

**General Requirements:**

#8. PRenaud said this is an area we need to discuss. Will we allow quads or duplexes? How to calculate the number of dwelling units to be allowed and further discussion on what is Professional Uses and Customary Home occupations to be allowed?

RMarshall said, “There is a ‘disconnect’ on how to stimulate infill development to do things within the zoning ordinance to continue growth in our village. We have got to come up with ways to do that, whether cluster development or condos. We have to find a small kind of development that will allow older people to stay. We need to find a way to preserve open space, to preserve the rural character of our village, to preserve agriculture, and to get more economic development opportunities, and this change will allow that to happen. If we use the right language, we could get the village developed.”

PRenaud said as far as this ordinance is concerned this isn’t for the Village district. This is for Rural and General Residence districts and if an owner wants to subdivide, they will, and this ordinance will be clear in what is allowed or not. We have to be careful how we rezone the Village district because the charrette only looked at the immediate Village area, not the entire area. We need a different definition for the Village district. We need to reduce the lot size and have a 70/30 for net developable area.

PRenaud feels that we need a separate cluster development ordinance for the Village District. RMarshall agrees with PRenaud to have two separate ordinances. Let’s go with PRenaud’s proposal and work on the other ordinance at a later time.

AWood said, “I am feeling, that I don’t want to see a dense number of units on small acreage and not be able to service those units with utilities. I want to construct the ordinance in a way to help our community.”

AWood said, “I want to see something in this ordinance which encourages the kind of development we want and discourage what we don’t want.

**Utilities:**

**J. Wells and Sewage Disposal Systems**

The first paragraph was changed to read:

1. Where the sewage waste disposal systems are located off of the individual home lots or the cluster development is served by municipal sewers, the wells and associated protective radii serving those home lots need to be confined to the except by recorded easement.

**Section XIV. Commercial Private Event Venue Ordinance**

PRenaud presented a handout of the new ordinance to the Board members.

Changes made:

#2. To read: Event site shall be on a property or contiguous properties under the same ownership with a minimum total of twenty (20) acres.

#3 remove and renumber the remaining requirements:

#6: To read: All business of this type must be approved by the Planning Board after meeting requirements of the site plan review.

KPaulsen asked who is going to make the decision on whether what they are planning meets the ordinance or not. The members responded, The Select Board.

RMarshall said after this discussion, be aware that the proposed ordinance will have to go before Legal and ask that there be a close look of the language.

PRenaud will make the changes as discussed and will send to lawyer.

**Section III. Districts:**  remove “manufactured housing.”

Also it was decided that the definition of ‘build-to-line’ be included on the definitions page of the Zoning Ordinance.

RMarshall presented at the last meeting a color copy of the proposed changes to the **Section III, District to the Board.** Upon further review the following changes will occur:

A. Business District

1. b Change not less than ‘one and one half acre to .25 acre and insert after build-to-line (See definitions page of the zoning ordinance.)

2. Insert “not more than 3 accessory dwelling units” in first sentence

2. c. Change sentence to read: The accessory dwelling unit (s) shall have a minimum floor area of three hundred (300) square feet

C. Village District

 1. c Remove manufactured housing.

 1. f Remove all proposed additions in red from the sentence.

After a long evening of discussions on the proposed changes to the zoning ordinances, a work session was scheduled for December 7 at 7:00 p.m.

**Mail Received:**

* Letter from MPerron advising of her payment of $114.53 for remaining administrative costs from SPR application.
* Invoice from Monadnock Survey, Inc. for consultation fees for Allrose Farm SPR

**11:02 p.m. Adjournment**

SFox motioned to adjourn. AWood seconded. Vote unanimous in favor.