**Planning Board**

Town of Greenfield

Approved Meeting Minutes

Recorded by Janice Pack

January 23, 2017

**Members Attending**: Paul Renaud, Steve Chicoine, Robert Marshall, Ken Paulsen, Andrew Heck, Sherry Fox Angelique Moon, Andre Wood

*SChicoine will be voting for the Vacant seat. AHeck will be leaving at 8:00 PM*

**Meeting Opened**: 6:00 PM

**Minutes**: The Minutes were read by KPaulsen. Changes were made:

Line 44: added after “record.“ “Instead of describing each amendment in detail, the Planning Board decided to attach to the minutes a copy of the amendments proposed.”

Line 46: “regarding accessory dwelling units” was inserted between “definition” and “from”.

Line 56: after “This” insert “eliminates the restriction of 25% of the total floor area” and “Public Comments” was changed to “public comments”

Line 64: change “Public Comments” to “public comments”

Line 71: add “There were no public comments.”

Line 90: add “There were no further comments.”

Line 94: add “There were no public comments.”

Line 100: change “Public Comments” to “public comments”

Line 103: change “Impact” to “impact”

Line 109: add “There were no further public comments.”

Line 115: add “There were no public comments.”

Line 117: insert “requirement for a” before “Planning Board”

Line 124: change “regular” to “standard subdivision”

Line 138: after” unit.” Insert “It was felt that this was a minor change.”

Line 161: change “Seconded” to “seconded”

Line 162: insert “The Board agreed that there were no substantive changes, and no need for a second public hearing.”

RMarshall motioned to accept the minutes as amended. SFox seconded and all were in favor.

**Mail**

AP Folder with invoice from Southwest Region Planning Commission for $76.00 for Planning & Land Use Manuals, and an invoice from Upton & Hatfield, L.L.P. for $117.00 for legal advice regarding zoning amendments.

WEDDING GUIDE magazine from Monadnock Ledger-Transcript January 2017 showcasing Allrose Farm on the front cover. It was noted that Michele Perron only has conditional approval as she still needs to install the light.

Letter to Town of Greenfield from Underwood Engineers dated January 17, 2017 regarding Water Conservation Plan at Crotched Mountain Rehabilitation Center.

2-Year Planning Board Budget Report printed 1/19/17

Letter from SWRPC regarding 10-year transportation improvement plan.

**Old Business**

PRenaud asked AHeck if he was interested in the vacant seat. He said he had something come up at work and was unable to commit, but would be agreeable to remaining an alternate.

Master Plan – Future Land Use Plan, Section II amendments (continued). Using the projector to show those present each existing page, the Board reviewed and made changes to update the Plan. AMoon did the editing on her laptop, and will send copies to the Planning Board members afterwards.

The Board tried to modernize the language and goals, bringing them up to date and in line with the proposed amendments and new regulations. Each page was read line-by-line, and edits were suggested and agreed upon by the Board.

Some items were deferred until we meet with Lisa Murphy on February 13th. For the Housing section, RMarshall suggested we wait unit LMurphy is here. PRenaud agreed to email LMurphy before her visit. The phrase “Elderly Housing” may need to be defined. For the Conservation and Preservation section, it was thought that having the Conservation Committee’s input would be a good idea.

PRenaud thanked AMoon and KPaulsen for providing the projector and screen, and the Board will look forward to receiving AMoon’s marked up version showing the changes made tonight.

**New Business**

Tammy Atherton is looking for input from the Planning Board on a lot line adjustment. TAtherton has 11 acres in current use, and 3 acres not in current use. D5 Lot 2 has 2 houses on it, and she owns the lot behind it which has no frontage. She wants to move the lot line forward to have the second house on the back lot, which is landlocked. A portion of each lot is in a different district. The Board discussed the drawing provided, and decided that she needed to go to the ZBA for a variance because as it currently stands, there is no frontage. Since the Planning Board may later have to rule on it, the ZBA cannot expect us to provide any comment. PRenaud will respond to her and let her know that we require at least 100’ of frontage, and there is zero frontage proposed, so she would need to start with the ZBA.

AMoon moved to adjourn the meeting, and KPaulsen seconded. All were in favor.

**The meeting adjourned at 9:09 PM.**

**THESE MINUTES WERE APPROVED AT THE MEETING HELD ON FEBRUARY 13, 2017.**