**Planning Board**

Town of Greenfield

Approved Meeting Minutes

Recorded by Janice Pack

June 26, 2017

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

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

**Minutes**: The Minutes from the meeting of June 12, 2017 were read by PRenaud. A few changes were made:

Lines 52 and 67: change “Data” to “data”

Line 54: add “utilizing capital reserve funds, donations, and fundraising” after “budget”

Line 61: change “carried” to “estimated”

Line 85: amend “doing Chapter 2” to “preparing Section II of the Future Land Use chapter”

KCarpenter motioned to accept the minutes as amended. AMoon seconded and all were in favor. AWood abstained, as he arrived after the minutes were read. Motion passed. (4-0-1)

**Mail**

The invoice for $2500 for the Master Plan updates from SWRPC is still in the Planning Board’s Mailbox as it remains unpaid.

**Old Business**

PRenaud will be meeting with Aaron Patt before the Public Hearing for the Master Plan regarding implementation.

Steve Whitman of Resilience Planning and Design will be joining us at our meeting on July 10th PRenaud made the decision for him to come in person rather than video conferencing as he feels it is worth the time and expense. AWood made a motion to support this decision, and KCarpenter seconded it. All were in favor except PRenaud who abstained. Motion passed. (4-0-1)

**Contoocook River Corridor Management Plan –** Presentation by Bill Preston, along with Joe MacGregor and Jon Manley of the Contoocook and North Branch Rivers Local Advisory Committee

Their goal is to tell us about the management plan and how it was developed in the hope that we will adopt it as an appendix to our Master Plan.

BPreston shared an overview, topography and protected designation of the Rivers. The Committee’s objectives include protecting the water resources, plant and wildlife resources, recreations resources, land use and development, historical and cultural resources, and helping to coordinate River Corridor and Watershed Planning with the notion of helping to manage development to produce the least amount of harmful development on the river. They are looking to maintain water quality and quantity. The Watershed contains 5 exemplary ecological systems, 17 exemplary natural communities and 23 rare/endangered plant species. It also contains 1 endangered invertebrate species (a small clam) and 19 rare/endangered vertebrates. While most of the river is restricted to just kayaks and canoes, there is an area where small motor boats are allowed, and the river supports fishing, as well as land-based activities such as hiking. The report contains details on land use and development, and the Committee has started to look at development trends. They are trying to enforce the regulations that exist, and to make others aware of them. The last part of their presentation covered the implementation plan and schedule, which BPreston said was the part they struggled with most. They have been reaching out to the towns on the river to try and encourage towns to include this as part of their Master Plan.

JManley said Greenfield is kind of unique in that we sit on 3 watersheds. He hopes that the Contoocook River Corridor Management Plan will be utilized as a guideline and added to our Master Plan as an advisory document. JMacGregor said that this document is intended to help us understand what regulations are in place and why. He mentioned that this Plan was done in 2011 and they had not gotten to Greenfield sooner as we did not have representation on the Committee; now we have 2 residents participating.

**Allrose Farm Update**

Michele Perron came in; she had been scheduled to bring Jon Driscoll of Life Safety Fire Protections, Inc. but he did not attend tonight. PRenaud gave the Board a summary of the Event Ordinance created and the conditional approval which was granted previously to MPerron, owner of Allrose Farm. He asked MPerron where we stand now on the Lighting Plan. MPerron has 8 commercial events booked; the first one is July 29th. PRenaud reminded her that she needed final approval from this board in order to hold the events. Because the barn is an integral part of the events, we do need approval from the Code Enforcement Officer to move forward. MPerron described some of the communication she has had with Mike Borden, and her feeling that she had not been given correct information regarding a sprinkler system for the barn. She has a backup plan which includes having a tanker on the property for each event. She does not want to deal with MBorden further because of her feelings that this has not been handled properly. She said ”that fire codes are different than building codes”. PRenaud asked her to forward the information she received from the Fire Marshal which said how she could meet the requirements.

The Board discussed whether or not KPaulsen needed to recuse himself at this point, as he had recused himself during the previous proceedings. PRenaud said this was just an information gathering session so recusal wasn’t necessary tonight. However, when she is ready for final approval, KPaulsen should once again recuse himself.

PRenaud stated that MBorden needs to be on board with this. MPerron said she would have JDriscoll write up a proposal and he could have MBorden sign off on it. In further discussion, MPerron called the temporary plan a waiver, and said it would probably only be good for one year. PRenaud will schedule MPerron for final approval at our meeting on July 24th. PRenaud noted that we may want to put something in writing regarding where we are with the lodging aspect of this event facility when we do meet next time.

After MPerron left the meeting, the Board continued to discuss what had been brought up, and what was needed to grant approval to be sure everyone was on the same page.

Conversation then returned to the **Contoocook River Corridor Management Plan** and PRenaud asked if the Board wanted to take a vote to put this forward to the Public Hearing for inclusion in the Master Plan. AWood said it looked like an obvious inclusion. AWood moved that we consider adopting this into the Master Plan as an appendix after the Public Hearing. KCarpenter seconded. All were in favor (5-0); motion passed.

The Solar Energy Ordinance will be on the agenda again in August. PRenaud would like suggestions on how to go forward, what should be included, and the importance that should be afforded to a Solar Energy Ordinance. He would like to at least have an outline stating what should be in it, and the permitting process. While the ordinance will probably not be written this year, he would like the Board to agree in principle on what it should contain.

Under **Old Business**, AWood updated the Board on the Library’s CIP saying that he had spoken to Bruce Dodge, and BDodge said he would forward information to him right away.

After a review of the agenda for the upcoming meetings, KCarpenter moved to adjourn this meeting, and PRenaud seconded. All were in favor. Motion passed (5-0).

**The meeting adjourned at 8:44 PM.**