

Planning Board Minutes 12/22/2014

Planning Board
Preliminary Meeting Minutes –
Recorded by Sharon Rossi
December 22, 2014

Members present: RMarshall, PRenaud, KO'Connell, SFox, SChicoine

7:09 p.m. Mail Received:

- A notice of the Library's digital branch being open 24/7.
- Greenfield Code Enforcement 2014 Y-T-D Permits
- Newspaper notice and invoice for December 22, 2014 Public Hearing – Adoption of Community Facilities Chapter of the Master Plan
- Upton & Hatfield LLP Invoice for Legal Services for November 2014
- Upton & Hatfield LLP Invoice for Legal Services for December 2014

7:01 p.m. Meeting Minutes

PRenaud began reading the December 8, 2014 meeting minutes. One correction was made. No substantive changes were made. KO'Connell motioned to accept the minutes as amended. SFox seconded. Vote unanimous in favor.

7:15 p.m. Review of Planning Board Summary

RMarshall asked the Board to read the draft of the Planning Board Report for the Town Report and to make comments or propose changes to be made. A minor change was suggested by KO'Connell on the seventh paragraph. The Board agreed that the draft was fine. PRenaud said he will be preparing a separate report from the EDAC.

7:35 p.m. Public Hearing – Community Facilities Chapter of Master Plan

RMarshall called the public hearing to order. He read the procedures and protocols for the meeting. SRossi confirmed that the public hearing was noticed in the December 11, 2014 edition of the Monadnock Ledger Transcript. No members of the public were present. RMarshall closed the public portion of the meeting 7:38 p.m.

RMarshall commented the copies members were viewing were the final draft which LMurphy, SWRPC completed following our last meeting in November. It was noted some formatting needs to be addressed on page 5 and 6. RMarshall asked if the Board is prepared to accept this document pending the revisions as stated. KO'Connell motioned to accept as noted corrections are done including:

- the comment at the bottom of page 4
- correcting the formatting changes on page 5 and 6, and any
- final revisions of colors on the pie chart.

PRenaud seconded motion. Vote unanimous in favor.

7:47 p.m. Review of petitioned article for Zoning charge for public hearing on 1/12/15

Allrose Farm has submitted a petition for an amendment to the Zoning Ordinance, Section III.E.3, to add a second exception to the setback requirement in the General Residence District inserting the proposed text as follows:

“There is an exception for a building, the extreme front of which is not less than 30 feet from the nearest public highway, and, provided that such building is in existence at the time of passage of this amendment, such building shall be deemed a conforming building.”

RMarshall said RSA 675:4, III requires that “A notation on the ballot stating the planning board’s recommendation to voters shall immediately follow the question’s description”.~ Following a public hearing on January 12, 2015, RMarshall plans to ask for a motion to that effect for inclusion on the ballot.

8:00 Adjournment

SFox motioned to adjourned. KO'Connell seconded. Vote unanimous in favor.