

Planning Board Minutes 04/12/2015

Planning Board
Preliminary Meeting Minutes –
Recorded by Sharon Rossi
April 12, 2015

Members present: JFletcher, PRenaud, KO'Connell, SAtherton, KPaulsen,
AWood

Audience members: J Gryval, AHeck, and RMarshall

7:02 p.m. Meeting Opened

PRenaud began reading the March 23, 2015 meeting minutes. Several spelling, punctuation and replacement of words were done. No substantive changes were made. JFletcher motioned to accept the March 23 minutes as amended. PRenaud seconded. Vote was unanimous in favor.

KO'Connell advised the Board that an application for a site plan review has been received from Michele Perron, Allrose Farm Country Weddings. It was received March 26, 2015. KO'Connell sent the application to DTuomala, Monadnock Survey Inc for review and recommendations. She returned her findings via a report on April 13, 2015.

KO'Connell asked if we should accept the application tonight or wait until we publicly notice the hearing.

RMarshall said that having DTuomala's review of the application is to note if the application is complete enough to invoke jurisdiction accept or not. PRenaud commented once we accept the application, we then the 65 days to review.

RMarshall also advised the board that there is a timeline that needs to be followed.

PRenaud read from the site plan review regulations under Section V, Procedure, 5 a. "The applicant shall submit a completed Site Plan Application to the Planning Board Chairman or corresponding secretary or Greenfield's town administrator at least 20 days prior to a regularly scheduled meeting of the Planning Board." With this in mind, RMarshall said you should be able to schedule the public hearing for next meeting as a consideration of accepting this application. He also offered that this is a new application and in placing the public hearing notice, it should be noted in the ad that "Allrose Farm previously

withdrew their application and that testimony is null and void. If you support this application support it now or speak against it.”

JFletcher asked RMarshall if we should go back to DTuomala and ask for her recommendation as you have pointed out to us, that she hasn't given one in her report and if we should invoke jurisdiction in accepting the application or not.

KPaulsen asked if there was more than one copy of the application. There wasn't, but SRossi ran off copies for the Board members to review. JFletcher said there is one copy with 3 plats.

7:40 p.m. Mail Received:

Letter from Eversource requesting a Public Hearing for Tree Cutting.

Invoice from State of NH for OEP Conference, KO'Connell, KPaulsen will be attending and PRenaud probably attending

Town of Committee's List,

Town of Greenfield Contacts List

SWRPC Invoice – hold invoice this is for the balance due for Economic development chapter.

A quick discussion followed about the ~~April 27~~ **future** agenda.

April 27 agenda

7:00 Old Business

7:30 Continued discussion of Rules of Procedures

Notice 8:00 p.m. Public Hearing AllRose Country Weddings, Michele Perron

May 11 agenda

7:00 p.m. Old Business

8:30 p.m. **Schedule** Eversource Public Hearing

9:00 p.m. **Continue** deliberations of Allrose Farm Country Weddings

KO'Connell will let APatt know about the tree cutting and how check with how the town will proceed about notifications.

RMarshall said that the fourth Monday of May is Memorial Day and the Planning Board should reschedule their meeting. It was decided that the Planning Board will meet May18,2015 at 7:00 p.m. KO'Connell will post the change on the town website.

8:25 p.m. Rules of Procedures

PRenaud conferred with MBunn, ??? about the definition of 'majority of members of the board are needed to pass a vote.' After much discussion, the following was brought up:

As for a Chair not voting, there is no RSA stating to do one or the other, vote or abstain. However, with 4 members voting and a result of 2 to 1, and one abstaining, she said that it would be a valid yes vote. This needs to be detailed in our rules of procedure. The role of the chair voting or not needs to be put in the procedures. We need to spell out that 2 votes out of four people without the chair voting, it is a yes vote. This all needs to be documented in our rules. If the chair is not going to vote in a tie, it will be recorded as an abstention. We need to decide when the chair votes. If we have the chair decide if he votes all the time or not, this needs to be in the procedures as well. This is very important and needs to be done before.

AWood offered let's keep it simple and clear. The following will be added to the Rules of Procedures under Meetings: #4 Voting.

a. The chair can choose whether to abstain or not per each motion. The voting procedure will be at the discretion of the Chair. Chair would vote last. The chair may exercise the rights and privileges as of any other member.

b. Any regulatory action or planning amendment require minimum of 4 votes for approval. (Zoning, regulatory, Master Planning or CIP)

c. On any application, or action other than regulatory, requires a majority vote of those present and voting.

d. A tie vote in any application constitutes a failure of the motion.

All agreed to the changes as read by SRossi for clarification.

9:10 p.m. CIP

KPaulsen would like to head it up this year, as his being a budget advisory member, and library trustee, the report will help in guiding those committees.

PRenaud said and RMarshall agreed that we're doing all this work on CIP and then it goes nowhere. KPaulsen said other town vote in each year an amount to the Capital Reserve Fund and they always have funds available, whereas Greenfield doesn't and they don't have to get bonds to get items done in this town. RMarshall said with what KPaulsen said, we now at least have an assurance that the CIP will be reviewed. PRenaud will bring in all the CIP info to discuss with KPaulsen. PRenaud said there are time lines to be met,

assignments given to Planning Board members for review with department heads, and then priorities set.

RMarshall advised the Planning Board should be getting the EDAC chapter soon from LMurphy soon.

PRenaud found some legislative changes in the back of the OEP handbook concerning zoning notification changes. The biggest change that may affect us is the changing of dimensions on lots. Any new zoning amendments all in the town have to be notified, i.e. change of lot dimensions. This can be discussed at a later date.

9:30 p.m. Adjournment

JFletcher motioned to adjourn. SAtherton seconded. Vote unanimous in favor.