

**ZONING BOARD OF ADJUSTMENT**

Meeting Minutes

Recorded by Janice Pack

October 10, 2018

**Members Attending:** Gil Morris, Jarvis Adams, George Rainier

**Meeting opened at 5:30 PM**

Tonight's meeting was called for the purpose of proposing the ZBA Budget for 2019. Gil called the meeting to order and explained to the Board that Loren had sent an email to him suggesting that we open a Capital Reserve Fund and put 50% of the unexpended legal funds into it. This could be capped at a Not to Exceed of \$20,000 or \$30,000. George thought that was a good idea and Jarvis did, too. Jarvis thought perhaps a Town wide fund for legal expenses might be an even better idea. Any Board, Department or Committee having a Legal Expenses line could put 50% of any unexpended funds into the Capital Reserve Fund where it would remain until/if it was needed.

The 2018 Budget was reviewed further, and the only change the Board found to make was to decrease the line for Publications by \$20, going from \$100 to \$80. The rest of the line items are to remain the same. The Budget was initialed and placed in the Town Administrator's mailbox.

The Planning Board had asked that the ZBA give them any ideas of proposed changes they'd like to see. Jarvis would like to see the setbacks be little more reasonable. He'd like to see 75' rather than 100' in the Rural Agricultural and Residential Districts. He'd like Greenfield's setbacks to be more in line with those of surrounding towns, such as Dublin who uses 35' setbacks all the way around.

Also, when someone subdivides property, they use granite markers rather than iron rods. That's not practical in that granite markers are harder to find. You can find an iron rod with a metal detector, but not a granite marker. If they're buried, an iron rod is easier to find. Iron rods are more economical. You can carry 8 iron rods at a time rather than 1 granite marker. The State allows iron rods which are easier to be set. If you hit a granite marker with a snow plow it will crack; an iron one may bend but not break. Gil will email the Planning Board regarding these proposed changes.

Having no further business to discuss, George motioned to adjourn the meeting, and Jarvis seconded. All were in favor, and the **meeting adjourned at 5:55 PM.**