

## Amanda Stearns

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**From:** Ethan Croce  
**Sent:** Saturday, December 07, 2013 2:46 PM  
**To:** Melissa Tryon; Amanda Stearns; Nathan Poore; Ellen Planer  
**Subject:** MRA Public hearing - December 3 Planning Board meeting - Commercial greenhouses in Farm and Forest District amendment

At its December 3, 2013 meeting, the Planning Board, acting as the Town's designated Municipal Reviewing Authority, held a public hearing on proposed amendments to the Zoning and Site Plan Review Ordinance relative to allowing commercial greenhouses in the Farm and Forest Zoning District.

No public comment was received at the public hearing.

Board member Jay Chace questioned the need to add a new definition for "greenhouse" instead of simply striking the words "noncommercial greenhouses" from the definition of Farming. Mr. Chace does not believe that a new definition for greenhouses needs to be created and adds unnecessary verbiage to the ordinance. He stated that it appears as if the Town has been interpreting the ordinance fine to-date without having a formal definition for greenhouse. He believes that the common definition of greenhouse works fine and suggested that staff take a second look at the necessity of adding the greenhouse definition.

Board member Bernie Pender wondered if there should be design guidelines created for greenhouses. Board member Chace pointed out that site plan review would be required for a commercial greenhouse and that the Planning Board would retain some degree of design oversight through that process, at least with respect to buffering and screening.

Board members Rudy Israel and Pender preferred keeping the greenhouse definition. Board member Bill Lunt wondered if the new greenhouse definition was added in the event that the dictionary definition of greenhouse does not include "high tunnels" and "hoophouses".

Rudy Israel moved to recommend that the Town Council approve the proposed ordinance amendment as written. The motion was seconded by Kermit Stanley and passed unanimously (5-0).

Regards,  
Ethan

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