

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
September 23, 2019

Members Attending: Mason Parker, Neal Brown, Robert Marshall, Ben Hale, George Rainier

**6:30 pm MParker called meeting to order and went over tonight's agenda.**

**RMarshall** read minutes from previous meeting. Amendments are as follows.

Line # 23 change 'Buisness' to 'Business'

Line # 50 change 'Proposes' to 'Proposed'

Line # 57 change 'Katherine' to 'Catherine'

Line # 69 change 'Cutis' to 'Curtis'

Line #70 change 'than' to 'then'

Line # 77 change 'approved' to 'approve'

**GRainier** motioned to accept minutes as amended. **Seconded by NBrown. Motion passed 5-0-0.**

**6:35 pm Mail:**

- **9/20/2019:** Southwest Region Planning Commission- 2020 Planning and Land Use Regulation Manual and Manual/CD-ROM or Manual/E- Book Combination
- **9/10/2019:** Application from TF Moran Inc, along with plats and check# 18567 in the amount of \$320.00 for abutter noticing.
- **9/2019:** The NH Coalition for Sustaining Agriculture's Local Regulation of Agriculture Toolkit
- Received Natural Resources Inventory book from the Greenfield Conservation Commission
- **9/10/2019:** Completed Application for Site Plan Review from Greenfield Covenant Church

**6:40 pm New Business / Announcements**

**MParker** explained the date for the presentation of the CIP is scheduled for September 26, 2019 at 7 pm.

**6:44 pm Unfinished Business – LLA Application Packet (Lot Line Adjustment)- Mason Parker**

**MParker** discussed the adjustments made to the LLA Application Packet to the planning board. The planning board went on to discuss the LLA Application Packet further.

**RMarshall** motioned to adopt the LLA Application Packet. **Seconded by GRainier. Motion passed 5-0-0.**

**7:00 pm Special Order – PCC (Preliminary Conceptual Consultation)- Subdivision of R9-19, 194 Miner Road**

**MParker** explained that Jeffrey Kevan from TF Moran Inc, the contractor hired by Brenda Parker, was present to give an explanation of the proposed plan. **MParker** asked JKevan to give a brief discussion on why he is here tonight. JKevan explained that he was hired to conduct a survey for the proposed subdivision to make a new 14.5-acre lot with the current house staying on the 5.1-acre remaining lot.

JKevan went on to explain, while showing and discussing his plans, that they did make test pits where a potential septic could go. The planning board thanked JKevan for his explanation.

**MParker** suggested a public hearing on this to be on October 28, 2019, the planning board agreed.

**Action Item:**

- **MParker** contact TF Moran Inc to let them know that they are scheduled for 10/28/2019 for Public Hearing on a Minor Subdivision.
- **MParker** email LLA Application Packet to Catherine Shaw and Mike Borden
- **MParker** will follow up with CShaw in regards to ordering 2020 Planning and Land Use Regulation Manual books.

**7:30 pm Open Space Review**

**MParker** explained his discussion with Angelique Moon in regards to Open Space. He explained that AMoon will do a brief presentation to update everyone. **MParker** asked the planning board to read through the updated draft packet on Open Space and be prepared to give suggestions for potential edits. Sheldon Pennoyer has offered to conduct a workshop that uses this language to simulate development on actual lots in town. The planning board had a discussion on the process involved to bring this ordinance to the voters in March. **MParker** informed the planning board that AMoon stated that she would commit to coming in once a month or even every meeting to help the planning board to finish Open Space.

**KPaulsen** explained that the Natural Resources Inventory should be adopted to the master plan and pages numbers should be added.

**Action Item:**

**RMarshall** will look into adopting the Natural Resources Inventory to the Master Plan.

**7:58 pm GRainier motioned to adjourn. Seconded by Neal Brown. Motion passed 5-0-0.**