

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
October 7, 2019

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

6:30 pm MParker called meeting to order and went over tonight's agenda. **MParker** then announced to the planning board that **Ken Paulsen** has resigned from the planning board.

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

Line # 38 Remove 'Action Item'

Line # 23 and 41 Change 'TFM' to 'TF Moran Inc'

Line # 45 change 'test digs' to 'test pits' and change 'well' to 'septic'

Line # 48 change to 'a public hearing'

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

RMarshall read minutes from Site Walk at Greenfield Congregation Covenant Church. Amendments are as follows.

Line # 9,11,14 change 'Martis' to 'Martus'

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

6:40 pm Mail:

- September 2019 SWRPC Highlights – There is a Roadway Maintenance 101 course in the town of Antrim on October 17, 2019.

6:46 pm New Business / Announcements

MParker went over some minor edits from **Catherine Shaw** in regards to the approved LLA Application packet. The planning board discussed and made additional edits.

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

6:49 pm MParker read an email exchange to the planning board from **Catherine Shaw** and **Aaron Patt** in regards to an email from a resident. The resident wants to change the ownership of a duplex to a condominium. The planning board discussed whether there should be a change to the current zoning ordinance to cover a matter of this type.

Action Item:

MParker will contact town counsel about this and check with **APatt** to see if he is aware of this.

MParker will contact **Mike Borden** and ask if he can handle this or needs help from the planning board.

7:00 pm Special Order – Site Plan Review – Greenfield Congregation Covenant Church

MParker called the meeting to order and went over the rules for tonight's hearing. No members of the public were present. **NBrown** stated that this hearing was properly noticed and he has received all certified mail receipts. **BHale** is abstaining from this hearing as he is an abutter.

RMarshall motioned to accept the application as sufficient to invoke jurisdiction. **Seconded by NBrown.**
Motions passed 4-0-1.

MParker asked for Philip Martus and Michael Sparling to give a brief explanation for their proposed expansion. They are proposing to build a 26' x 40' addition to the western side of the existing building. The space would be use for the congregation to worship. There will be 24 parking spaces total for the entire building, including church, handicap and the apartment spots. **MParker** thanked the gentlemen for their explanation.

MParker opened the floor for the public to speak. No members of the public were present.

7:13 pm The planning board went into deliberation. The planning board discussed that the Greenfield Congregation Covenant Church have explained their proposed expansion and all is in order.

GRainier motioned to approve the site plan conditional to the ZBA granting a setback variance and the payment which is due. **Seconded by NBrown. Motion passes 4-0-0.**

Action Item:

MParker will email to **MBorden** informing him that the Greenfield Congregational Covenant Church site plan has been approved by the planning board.

7:30 pm Unfinished Business – Open Space / Alternative Subdivision Ordinance Draft – Angelique Moon Presentation

MParker thanked **AMoon** for working on the open space project and volunteering to come to this meeting. **MParker** opened the floor for **AMoon** to update all the planning board on open space and what she has been working on. **AMoon** explained the history of Open Space in the town of Greenfield and reminded that the planning board wanted to encourage and incentivize the behavior instead of mandate. **AMoon** explained that Rob Wachenfeld had previously taken count of all the property sizes in town. RWachenfeld had noted that there are 118 properties with 10-15 acres; 30 properties with 16-20 acres and 162 properties with more than 20 acres. **AMoon** stated that it is up to the planning board but they have currently hit a final draft printout. There just needs to be testing and confirm this is what the planning board is looking to do. **AMoon** went over definitions with the planning board. She asked if the planning board wanted to add cluster development to the open space language. The planning board agreed to remove the word 'cluster' from the well radii section and 'cluster development' from definitions. **AMoon** explained that this would be an amendment to the current open space development ordinance in the town. The planning board agreed that they are comfortable with the current language **AMoon** proposed to be adjusted. They are ready to see what **Sheldon Pennoyer** can show the planning board.

AMoon offered to write an ad for The Spirit.

Action Item:

MParker will email Sheldon to see when he is available, work with **AMoon** for them to both be here.

AMoon can be available 10/28/19 or 11/4/19 for 7:30 pm possibly.

8:38 pm MParker motion to adjourn. Seconded by NBrown. Motion passed 5-0-0.