

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
November 25, 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.

**RMarshall** read the meeting minutes from the last meeting. Amendments are as follows.

Line # 53 change to read 'from the select board to the planning board'

Line # 58 'help's the to' and 'town's'

Line # 46 'multiple structures in'

Line # 66 'town's and on'

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

**Announcements: MParker** discussed the following upcoming meeting agenda items.

- PCC for converting a duplex to Condominium
- PCC for Major Subdivision off East Road, Tax Map R7-2

**6:43 pm MParker motioned to appoint Rob Walling** as a full member of the planning board until the end of the term in March 2020. **Seconded by RMarshall. The planning board voted 5-0-0. Motion passed. RWalling** will follow up with Aaron Patt in regards to being sworn in.

**6:45 pm Open Space Work Session – Sheldon Pennoyer and Angelique Moon**

**MParker** explained the history of Open Space to new member **RWalling**. **RMarshall** showed previous Open Space Concept Plans and a Conventional Subdivision Concept plan. He demonstrated to the planning board how different requirements can drastically alter a design. **SPennoyer** laid out a blown-up version of a real 26-acre parcel in town and marked the map with the Open Space language setbacks. The planning board, **SPennoyer** and **AMoon** used mock houses to help with viewing the possibilities for this lot. The consensus of the planning board is to have the option and flexibility for a mix of duplex and single-family homes as this language would benefit the community atmosphere within a subdivision. The planning board discussed removing the incentive language with the potential of adding it back later, keeping with the basics for now. The planning board agreed to strike the incentive language from the Open Space proposal, and change the "buildable lot" language dealing with dwelling units. **SPennoyer** will use this language to make a smaller map version of a Conventional Subdivision vs a subdivision with Open Space and email it to **MParker** before the next planning board meeting. **AMoon** will finish the edits to the Open Space language and send it to the planning board and **SPennoyer**. The next meeting will be on December 9<sup>th</sup> at 7:45 pm.

**8:36 pm RWalling** had to leave the meeting.

**9:30 pm MParker motioned** to adjourn. **Seconded by RMarshall. Motion passed 5-0-0.**