

Town of Greenfield
Planning Board
Preliminary meeting Minutes
Recorded by Michelle Hall
January 13, 2020

Members Attending: Mason Parker, Neal Brown, Robert Marshall, George Rainier, Ben Hale, Rob Walling arrived at 6:45 pm.

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

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

Line # 31 change to 'sign posted'

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

6:35 pm Mail:

- **1/13/20 Received** Site Plan Review Application and ck# 2327 in the amount of \$10.00 from Cameron and Daniel Holt
- **1/6/20 Received** Subdivision Application, with plats, and ck#6650 in the amount of \$410.00 from Fieldstone Land Consultants, PLLC
- **December 2019** SWRPC Commission Highlights
- **Fall 2019** NH Department of Environmental Services News Letter
- Completed Business Application from Kelley Shaw and ck# in the amount of \$10.00

6:40 pm Announcements

The planning board discussed scheduling a site walk at Cameron Holt's proposed home-based business location for 1/24/20 at 9 am. **MParker** will confirm with CHolt.

7:00 pm Special Order – Public Hearing on Proposed Amendments to the Open Space Development Ordinance – MParker presenting

MParker opened the meeting by discussing the purpose and rules of tonight's public hearing. He went on to explain the history of the Open Space Ordinance. **MParker** opened the floor for Angelique Moon to present the Open Space language to the public. **AMoon** discussed the reasons for the Open Space Ordinance and then presented a slide show to the public. **MParker** explained the differences between a Conventional Subdivision and an Open Space Subdivision to the public. He discussed that you can still do a conventional subdivision but an Open Space Subdivision focuses on preserving common land and therefore yields different results.

MParker went on to explain some options which would be possible with an Open Space subdivision.

7:26 pm MParker opened the floor for the public to express their opinions and ask questions.

Javis Adams, 98 Sawmill Rd – asked about the possibility for having solar panels. **AMoon** explained that solar panels were not directly discussed within Open Space as the town does not currently have a solar panel ordinance.

44 **Tom Bascom**, 218 County Rd – identified that line # 161 in the Open Space Ordinance amendments
45 explains most of what JAdams was asking. He is worried that this would not give the option for solar
46 panels and suggested that the planning board may want to reword it.

47 **Jarvis Adams** – wanted to know if the formula for determining maximum number of dwelling units
48 would apply everywhere in town.

49 **Angelique Moon** – Old Bennington Rd – said that she is very happy with what the board has developed
50 here.

51 **Mary-Anne Grant**, Forest Rd – wanted to know if there will be any more meetings in regards to this, as
52 there is not a large turnout. **MParker** confirmed that this public hearing was properly noticed.

53 Additionally, the board had written an article for the last issue of the Greenfield Spirit. He went on to
54 explain that there will be a door to door mailer sent to all town residences.

55 **AMoon** suggested having something posted at the chili cookoff and the pancake breakfast put on by the
56 fire department.

57 **Ray Cilley** – wanted to inquire on the 20-acre minimum and asked what if you only have 15 acres of
58 beautiful land. **MParker** explained that 20 acres is the minimum in the current Open Space ordinance.

59 **AMoon** explained that the planning board did look at this language however there is not current
60 language to offer a variance for less than 20 acres. **AMoon** added, that the planning board did go to the
61 SWRPC for recommendations, including their tiny house initiative.

62 **Jarvis Adams** – stated that he really likes what the planning board has done with this.

63 **MParker** stated Open Space developments offer potential for small, more affordable housing for
64 families and retirees. Additionally, these types of developments can create more community within
65 subdivisions. This could result in developments being more attractive for people to move to the town of
66 Greenfield.

67
68 **MParker** closed the public part of this meeting and thanked the public for their
69 comments/recommendations. He asked the public to tell everyone they know about this so that they
70 are not surprised on voting day.

71 **MParker** asked the board if they were comfortable adding the words ‘and structures’ to line 161. All
72 were in favor.

73 **RMarshall motioned** to move forward with the Open Space language as amended and send to ballot.

74 **Seconded by GRainier. Motion passed 6-0-0.**

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76 **8:15 pm MParker motioned** to adjourn. **Seconded by NBrown. Motion passed 6-0-0.**