

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
June 8, 2020

**Members Attending:** Mason Parker, George Rainier, Robert Marshall, Ben Hale, Neal Brown – joined in via teleconference call

**Absent Members:** Rob Walling

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

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

Line # 19 change 'minute' to 'minutes'

**MParker motioned** to accept minutes as amended. **Seconded by RMarshall. Motion passed 4-0-0.**

**6:38 pm Mail:**

- **6/8/20** Received Application for a Condominium Site Plan from Lisa Cuddemi.

**6:39 pm Announcements:**

**MParker** explained that a site plan review for the 'Old Greenfield Garage' will be held on the June 22<sup>nd</sup> meeting.

**6:40 pm Site Plan Review Packet – Phase 1 – Creation of a "Minor Site Plan Review" Packet**

**MParker** discussed some ideas to help with creating a separate packet for minor site plan reviews. The planning board went on to make some edits to this packet. The consensus of the planning board is to add in site plan review requirements to this packet. **MParker** asked for the planning board to go through the requirements and standards to see what should be pulled forward, left out or edited, as they will be discussing at the next meeting.

**7:00 pm Public Hearing – Lot Line Adjustment (LLA) – V3 Lot 22 & V3 Lot 23 (Library & Greenfield Inn)**

**RMarshall** recused himself from any voting within this hearing as he is a select board member and this hearing involves the town, he is here to answer questions on behalf of the select board. **NBrown** joined the meeting via teleconference call. **MParker** asked for **Dennis McKenney**, Applicant representative, to explain the proposed plan. **DMcKenney** explained that the library would be acquiring some land behind their building and some additional road frontage from the Greenfield Inn. **MParker** motioned to accept the application. **Seconded by NBrown. Motion passed 4-0-1.**

**MParker** opened the public part of this hearing and went over the rules for the hearing. **MHall** stated that this public hearing was properly noticed to all abutters, in the newspaper, at the town hall, at the post office and on the town's website.

**MParker** asked for anyone in favor of this proposed plan to please speak.

43 **Diane Boilard, Chair of the Library Trustees-** explained that this LLA would help to expand the library  
44 parking to serve more people. It would provide community access to the conservation land for  
45 additional services such as children hiking and such.

46 **Mary Ann Grant, 758 Forest Rd** – explained that currently having cars lined up along the roadway for  
47 larger events is not safe. She believes that the proposal would open up the possibility of more people  
48 attending events at the library.

49 **Ray Cilley, 81 Muzzy Hill Rd** -said that he concurs with Diane and Maryann’s statements. He is very  
50 thankful that Jarvis Adams was able to work with the library to make this deal happen. He explained that  
51 this would be very beneficial to the community as far as parking.

52 **RMarshall** explained that the select board is very happy to see something like this happen. Jarvis has  
53 been very considerate to help with this. The select board and the library trustees are working together  
54 to ensure that the grants go through and everything works out. This is an opportunity that shouldn’t be  
55 missed. This is a long-term solution for the library and the community.

56  
57 **MParker** asked for anyone opposed to this proposal to speak. No hands were raised.

58 **MParker** explained that the public part of this hearing is now closed as the planning board is now in a  
59 deliberative session. **GRainier** explained that he and his wife attend several functions at the library and  
60 they have had to park on the street, this proposal would make attending a lot safer.

61 The planning board went on to go over the Lot Line Adjustment requirements. There are no disputes on  
62 the ownership of the land. **MParker motioned** to approve the LLA. **GRainier seconded. Motion passed**

63 **4-0-1. MParker** explained that the LLA has been approved and thanked everyone for attending.

64 **MParker** explained that the select board has asked, with this being a town property, that the town incur  
65 all of the costs. After a brief discussion, the preference of the planning board was that it did not come  
66 out of their budget.

67  
68 **7:30 pm MParker Motioned to adjourn. Seconded by GRainier. Motion passed 5 -0-0.**  
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