

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
June 22, 2020

Members Attending: Mason Parker, Neal Brown, Robert Marshall, Ben Hale, Rob Walling

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

MParker read site walk minutes from 6/19/2020. Amendments are as follows.

Line # 16 change to read 'an artisan'

Line #14 change to read 'Regional Committee'

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

MParker read meeting minutes from previous meeting.

RMarshall motioned to accept minutes as printed. **Seconded by RWalling. Motion passed 5-0-0.**

6:40 pm Mail:

- SWRPC June Highlights
- Certified Letter Return slips for tonight's public hearing

6:41 pm Minor Site Plan Review Checklist

MParker explained his idea to create a separate application for minor and major site plan review packets. The planning board went over the checklists and had a brief discussion. **MParker** is going to go through the checklist, arrange it a little better and will present an edited checklist to the planning board.

RMarshall suggested that there be a 'not applicable' box to the checklist which could help the applicant.

RWalling recommend that the checklist be done at PCC meetings.

6:50 pm Site Plan Review Checklist for V1 Lot 9

MParker explained that the planning board will go over the site plan review checklist for V1 Lot 9. The planning board had a discussion in regards to the requested waivers the applicant is asking for. **MParker motioned** to accept the application. **Seconded by RMarshall. Motion passed 5-0-0.**

7:00 pm Public hearing – Site Plan Review – V1 Lot 9 – Raymond Cilley presenting

MParker opened the public hearing and went over the rules for the hearing. **MHall** stated that this hearing was properly noticed to all abutters, in the newspaper, at the post office, at the town hall and on the town's website. **MParker** asked for **Raymond Cilley** to present his plans. **RCilley** explained his vision to restore the property to its original purpose as a black smith shop. He also suggested that the building could be used for teaching, selling retail items, community work space, farmer's market and community events with a food truck. **MParker** closed the public part of this hearing as there are no members of the public present. The planning board has now entered a deliberative status. **RMarshall** questioned the 25' wetlands buffer as it appears to go through the building and the entire property is in the ground water protection district. **RCilley** suggested that maybe the buffer zone could be something

45 that he and the town work together on to improve the entire area. The planning board asked for **RCilley**
46 to go before the ZBA to get a Special Exemption for the 25' wetlands buffer. The planning board went
47 over some restrictions within the ground water protection district, Section XIII - Ground water
48 Protection Ordinance. It was decided that this proposal fit within the ordinance and that Letter G –
49 Prohibited Uses, #17 was not directed at this type of proposed activity. **RMarshall** motioned to approve
50 this site plan review conditional to: the Groundwater Conditional Use Permit to be filled out and signed,
51 the Code Enforcement Officer sign off on Fire and Safety, a Special Exception was granted by the ZBA, as
52 well as, a note added to the plans stating that acceptable deliveries are to the rear and east side access
53 points of the building. **Seconded by MParker. Motion passed 5-0-0.**

54 **RMarshall** thanked **RCilley** for the effort and enthusiasm that he has brought to this property, especially
55 in restoring the building to its original use. He believes that anyone could have come in and bulldozed
56 the entire building down. He is very happy to see what **RCilley** continues to do with this property.

57
58 **8:07 pm MParker motioned to adjourn. Seconded by NBrown. Motion passed 5-0-0.**