

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
July 13, 2020

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

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

RMarshall read previous meeting minutes.

MParker motioned to accept minutes as printed. **Seconded by RWalling. Motion passed 6-0-0.**

Mail:

- 7/13/2020 Received certified mail slips for tonight's public hearing.
- 2020 Annual Commission Meeting SWRPC Highlights
- New Hampshire Department of Environmental Services – Drinking Water and Ground Water Bureau News Letter
- Greenfield Town Buildings Plan for Interim Services, explaining that all town buildings are closed to the public.
- Permit Application for Business Occupancy from Little Lakeview Conservatory LLC, signed off by Mike Borden.
- Town of Greenfield, Planning Board Revenue and Budget Reports
- Received check from Ray Cilley in the amount of \$225 for site plan review
- Copy of an email to **MParker** from the Select Board – The Select Board was interested in regulations that governed Solar arrays. A discussion followed. The planning board will discuss further at the next meeting.

6:55 pm New Business – Review Crotched Mountain District Ordinances

MParker explained that Crotched Mountain is closing and this would be a good time to revisit the Crotched Mountain District Ordinance. **RMarshall** explained that the town supported and adopted this ordinance back in 2011 and he does agree that revisiting the ordinance is needed at this time.

7:00 pm Special Order – Public Hearing for Minor Subdivision for a Condominium Conversion R4-41-2

MParker went over the reason for tonight's public hearing and 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 motioned** to accept the application. **Seconded by RWalling. Motion passed 6-0-0.** **MParker** asked for **Jim Callahan**, of Atkins Callahan PLLC, and **Mike Ploof**, of Fieldstone Land Consultants PLLC, to present the proposed plans on behalf of the applicant. **JCallahan** explained that he was unable to find an ordinance in regards to a Condominium Conversion within the town. He explained the proposed property is a conforming 2-family duplex at this time, meaning that this would be a simple title change. **JCallahan** stated a Declaration of Condominium is needed to change the deed to 2 separate deeds. **MPloof** explained that the land would be common.

45 **MParker** opened the public part of this hearing. **MParker** asked for anyone in favor, opposed or with
46 questions on this proposal to speak. No hands were raised. **MParker** closed the public hearing and the
47 board moved to deliberations.

48 **GRainier** asked if there was going to be a Condo Association. **JCallahan** explained a statement of
49 declaration creates the Condo Association.

50 **MPloof** explained that both units use one septic system, but it is a two-tank system and there is a
51 shared artesian well.

52 **MParker motioned** to approve. **Seconded by RWalling. Motion passed 6-0-0.** The planning board has
53 approved this proposal and thanked **JCallahan** and **MPloof** for their time.

54
55 **7:30 pm Unfinished Business – Updated Site Plan Review (SPR) Requirement Checklist**

56 **MParker** went over the updated SPR Packet requirement checklist with the planning board. A discussion
57 followed about using this checklist at the PCC (Preliminary Conceptual Consultation) hearings. The
58 planning board agreed it would be a good idea to have the one packet, using the checklist as a guide for
59 applicants. **MParker** will finalize a draft of the complete packet with checklist for the next meeting.

60 **BHale** had to leave at 7:41 pm.

61
62 **8:00 pm MParker motioned** to adjourn. **Seconded by RMarshall. Motion passed 5-0-0.**