

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
September 14, 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.

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

Line # 17 change 'Reginal' to 'Regional'

Line # 35 strike 'answers.'

RMarshall motioned to accept minutes as amended. **Seconded by GRainier. Motion passed 6-0-0.**

6:32 pm Mail:

- August 2020 SWRPC Highlights
- August 26, 2020 Received letter from NHDES, Notice of Acceptance of Expedited Minimum Impact Permit Application for 792 Forest Road, Tax Map V1 Lot 9, this is not an approval.
- September 3, 2020 Received Approved Application for Driveway Permit from Kim and Scott Snow of 108 Gould Hill Road, Tax Map S5, Lot 19

6:35 pm Unfinished Business – Draft Subdivision Packet Edits

MParker explained that he had made the edits the planning board had agreed on at the previous meeting. The planning board went over the new edited packet and made some additional edits.

MParker will make the new edits, send to Mike Bordon and will present to the planning board at the next regular business meeting.

6:39 pm Unfinished Business – Zoning Ordinance Review Crotched Mountain District

MParker explained that Crotched Mountain now has a letter of intent from Gersh School for Autism, they are hoping to make the conversion by November 1, 2020. **MParker** contacted town legal counsel and went over his findings to the planning board. A discussion followed. The planning board agreed to not make any adjustments to the Crotched Mountain District Ordinance at the time, unless new details arise. The planning board will keep their eyes and ears open for any new details and will work on this ordinance when needed.

7:15 pm New Business – Zoning Ordinance Review Business District

MParker read a letter from the Economic Development and Advisory Committee (EDAC) to the planning board. The EDAC would like for the planning board to look into the Business District Ordinance, as it has been found that there are over 20 properties within this district which currently do not meet the ordinance. The EDAC proposed that the minimum acres lot size be $\frac{1}{4}$ acre, reduced from $\frac{1}{2}$ acre and for the road frontage to be 50', reduced from 65'. The planning board had discussion. They would like to invite the EDAC to a planning board meeting once the town hall reopens for meetings to resume there.

7:47 pm GRainier motioned to adjourn. **Seconded by RMarshall. Motion passed 6-0-0.**