

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
October 5, 2020

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

6:30 pm MParker called meeting to order and went over tonight's agenda. **MParker** introduced **John Jaillet** and explained that he is here as a prospective planning board member. **MParker** nominated **JJaillet** as an active member for the remaining term ending March 2021. **Seconded by NBrown. Motion passed 5-0-0. JJaillet** will take care of getting sworn in before the next meeting.

6:32 pm MParker read previous meeting minutes. Amendments are as follows.

Line # 33 change 'at the time' to 'at this time'

Line # 42 add 'a' before 'discussion'

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

Mail:

- September SWRPC Highlights
- 10/5/2020 received approved (9/23/20) driveway application from Shattuck Paving, Inc for 79 Coach Road.
- Funds received for LChip
- Letter from 2021 for the Planning and Land Use
- Supply Lines for the Source
- Letter from Mike Borden explaining that the owner of the Greenfield Storage Units would like to expand by 20 additional units, as all of his units are currently full. Mike is asking if he is allowed to permit or if an expansion warrants the owner going before the planning board. The planning board determined that they would like for a PCC (Preliminary Conceptual Consultation).

6:48 pm Announcements:

GRainier informed the planning board of Allrose Farm recently coming before the ZBA requesting to be allowed to have more events than originally approved due to the recent lack of business with the pandemic. **GRainier** went on to remind the planning board that they are supposed to review the Allrose Farm approval every three years, which would be this year. A discussion followed.

6:51 pm Unfinished Business – Subdivision Packet final edits

MParker went over the edits to the Subdivision Packet, which the planning board had made at the last meeting. The planning board made a few additional edits. **NBrown** motioned to accept the packet with the new edits. **Seconded by BHale. Motion passed 5-0-0.**

6:58 pm New Business – Future Agenda Item Ideas

MParker went over the Master Plan, pointing out that the planning board has worked on, and completed, several items specific to the planning board. The planning board discussed additional items

45 within the Master Plan which they should work on. It was decided that the planning board will look into
46 the town's ordinance in regards to house numbering for emergency services.
47

48 **Action Items:**

49 **MParker –**

- 50 ➤ Touch base with Allrose Farm in regards to added events per year
- 51 ➤ Contact the owner of the Greenfield Storage Units, have them come in for a PCC

52 **RMarshall –**

- 53 ➤ Contact Aaron Patt, ask for the Emergency Services regulations

54
55 The planning board went on to discuss the upcoming vacancy of a town building currently rented by
56 Crotched Mountain and what that could mean for the town if the prospective buyers do not wish to rent
57 the building. **RMarshall** went over some of the select board's discussions in regards to this matter. A
58 discussion followed.

59 The planning board discussed the town ponds and lakes not being tested by the state anymore, as well
60 as, not having lifeguards at Sunset Lake this past summer and what that means for the town.
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62 **8:02 pm GRainier motioned to adjourn. Seconded by MParker. Motion passed 5-0-0.**