

Planning Board
Town of Greenfield
Approved Meeting Minutes
Recorded by Janice Pack
June 25, 2018

Members Attending: Angelique Moon, Ken Paulsen, Robert Wachenfeld, Robert Marshall

Meeting Opened: The meeting was called to order by AMoon at 6:34 PM.

Minutes: The Minutes from the meeting of June 11, 2018 were read by KPaulsen, who will be a voting member tonight as Kat Carpenter and Andre Wood are absent. One change was made: On Line 26 correct "SWRCP" to "SWRPC". **AMoon motioned to accept the minutes as amended. KPaulsen seconded and all were in favor. Motion passed (4-0).**

Mail

An application for a Lot Line Adjustment from Crotched Mountain was received, with check #54690 in the amount of \$270. This will be added to the agenda to review on July 9th, and if complete, a public hearing will be scheduled for July 23rd.

Old Business

AMoon asked if any other fees needed to be changed other than the Plan Recording fee. No one knew of any other adjustments that needed to be made.

There was a discussion on the Solar Energy Review. Michael Borden had been consulted and said he would not be opposed to a site plan review for a commercial site but saw no reason to regulate residential use.

New Business

Open Space Development Ordinance AMoon introduced the topic and the draft she created, explaining why she made some of the changes she suggested.

KPaulsen brought up the fact of a possible difficulty in creating a Homeowners Association. With 7 buildable lots from AMoon's example of a 20-acre parcel, it gives you a small pool to chose from to form that Association. AMoon has created a system of incentives and shared some of her ideas.

RMarshall said that he was very impressed with AMoon's initial draft. He spoke about a cluster, a mini neighborhood perhaps, that he thought would be beneficial to Greenfield.

KPaulsen noted that when the draft is finished it will need to go before the voters, and they won't read a 10-page document, so it would need to be condensed and presented as something concise and in simple language.

AMoon proposed a 150' buffer, and KPaulsen asked if that could be part of Common Space; and AMoon thought theoretically, it certainly could be part of Open Space, Common or Preserved.

Permitted uses were discussed.

The Board interrupted their review to listen to Mike Coughlin, the CEO of Crotched Mountain, who asked that the Board look at their Lot Line Adjustment request as soon as possible. AMoon let him know the Board's plans, and that a Public Hearing is tentatively scheduled for July 23rd.

52 Returning to the review of permitted uses, the Board continued to listen to AMoon's proposed language, and
53 discussed several examples. RMarshall suggested that we run this by Sheldon Pennoyer at some point, and the
54 others agreed.

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56 KPaulsen asked if any of the definitions in the proposed ordinance could be found elsewhere but AMoon said she
57 didn't think so. The Board reviewed the zoning ordinance and did not find any.

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59 RMarshall asked what "homework" he could do on this before the next meeting, and AMoon said we would go
60 through this to be sure we are good with the language and general rules.

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62 Our next meeting will be held on Monday, July 9th at 6:30 PM. **RWachenfeld Moved to adjourn this meeting, and**
63 **AMoon seconded. All were in favor. Motion passed. (4-0)**

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65 **The meeting adjourned at 8:30 PM.**