

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
August 12, 2019

Members Attending: Mason Parker, Neal Brown, Robert Marshall, Ken Paulsen, George Rainier

6:30 pm MParker opened the meeting and discussed tonight's agenda.

RMarshall read meeting minutes from last meeting. The amendments are as follows.

Line # 44 strike 'Mike'

Line # 47 change 'them' to 'then'

Line # 46 change to 'counsel'

RMarshall motioned to accept minutes as amended. **Seconded by GRainier. Motion passed 4-0-0.**

RMarshall read the minutes from **Site Walk, Durrett on August 1, 2019.**

RMarshall motioned to accept minutes as printed. **Seconded by NBrown. Motion passed 3-0-1.**

GRainier abstained.

6:37 pm Mail:

- Allrose Farm past and upcoming event applications (NBrown will get in contact with Mike Borden to confirm where this needs to go)
- 8/6/2019 Letter from the Town of New Ipswich Planning Board to inform that someone has proposed to install a cell tower on Old Peterborough Rd.
- 2 Certified letter receipts have been returned from Durrett noticing.
- Check # 111, in the amount of \$130 was received from Wendy Durrett
- Scaled drawings from Wendy Durrett
- July 2019 SWRPC Highlights

7:00 pm Special Orders – Public Hearing for Site Plan Review – Durrett

MParker called the public hearing to order. The planning board addressed the issue that the abutters had not been notified in a timely manner. MParker explained to the public present that this was entirely the planning board's fault, because it had failed to send out the certified hearing notice letters to abutters within the legally required 10-day lead time. To correct this potentially illegal oversight, the planning board decided to reschedule and properly re-notice the Public Hearing for August 26, 2019 at 7 PM. MParker again apologized to the public in attendance for the inconvenience the planning board had caused them, and explained that this change was not in any way the fault of the applicant

7:08 pm MParker closed the public hearing.

7:16 pm Unfinished Business- LLA Adjustment (Lot Line Adjustment)

MParker went over recent email exchanges he had with **Mike Courtney**, town counsel. The planning board had a discussion in regards to information in said emails. The planning board went on to discuss Section IV, (proposed 'P') of Subdivision Regulations and the possibility of holding a public hearing to

insert the LLA Language. **MParker motioned** to have a public hearing on amending subdivision regulations to incorporate the proposed Lot Line Adjustment standards. **Seconded by RMarshall.**
Motion passed 4-0-0.

MParker scheduled public hearing for this matter to take place on August 26, 2019 following the Durrett public hearing. The planning board went on to discuss the next couple meeting agendas briefly.
KPaulsen explained that he will not be able to attend either meetings in October.

Action Items:

NBrown will compose noticing for Public Hearings scheduled for August 26, 2019.

7:47 pm MParker opened for the planning board to discuss the proposed LLA Packet drafted by town counsel. The planning board discussed that there is not a current LLA application of this nature. The planning board went on to read through the entire packet and figure out what is and is not needed in this packet. The planning board agreed that they continue working on this packet at the first meeting in September.

Action Items:

MParker to make the suggested changes to the LLA Application packet.

8:40 pm New Business – Announcements

GRainier described a recent case which came in front of the ZBA. He explained that a man on Sunset Lake Road applied for a variance to build a shed which did not meet the definition of 'building'. The ZBA told him that he was all set and did not need any variance.

RMarshall reported on the class VI road building permit application that came before the Selectboard. The select board voted 2-1 to deny the building permit. They will be making a policy for building off class VI roads this fall.

8:47 pm GRainier motioned to adjourn. **Seconded by RMarshall. Motion passed 4-0-0.**