

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
November 4, 2019

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

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

RMarshall read the meeting minutes from the last meeting. Amendments are as follows.

Line # 42 change 'TF Morgan' to 'TF Moran'

Line # 49 change '19.6 acres' to '19.6 acre'

Line # 77 change to read: JKevin explained that the original lot R9-19 with the dwelling will not be in current use. The new lot R9-19-4 composed of 14.4 acres will likely remain in current use. He would make sure that the applicant knows that they would need to come back to change to current use if needed.

Line # 50 create a two-lot subdivision

Line # 70 asked the planning board

Line # 76 2nd lot formed

Line # 103 change expand to expend

Line # 112 change to read 'town is working on the parking situation. Currently the residence of the building are parking in the restaurant parking area.'

Line #118 change 'adjourned' to 'adjourn.'

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

Mail:

- Received 11/04/2019: Plan Recordation - Boundary Plan - Tax Map R3 Lot 36 (Cavender Road) Greenfield, NH, Prepared for Candice A. Batten and Land of: Andre C. & Candice A. Batten from Fieldstone Land Consultants. Along with a recorded plot plan.
- Invitation to The Greenfield Congregation Covenant Church's ground breaking ceremony on November 10, 2019 at 2 pm.

6:58 pm Unfinished Business - Review Recommendations to Open Space Ordinance

MParker described to the planning board, his email exchange with Sheldon Pennoyer. The planning board went on to discuss the items which SPennoyer pointed out and recommended further discussion. SPennoyer will be at the next planning board meeting on November 25th. **MParker** explained that the planning board will not have to pay to sponsor the Greenfield Spirit. The article will be sent to the Greenfield Spirit for publication.

Questions for Sheldon Pennoyer:

- When there are multiple structures in one subdivision, are they on one giant house lot or are they on individual small house lots?
- What is the difference between two dwellings on one house lot or two attached dwellings on one house lot?
- Page 4, Line 152: 30' set back, can it be reduced?

7:22 pm New Business - Discuss Opinion on Select Board Recommendation

RMarshall read the request for recommendations of the planning board, from the select board. The planning board discussed whether it is meaningful for the town to expand parking through the town property on Slip Road. The general feel from the planning board to create more parking downtown is that it will not help and is not worth the investment for an individual business. The planning board agreed that the town should invest in what works but does not feel that parking in this location would help the town's parking issues. The planning board recommended that the town and the restaurant owner look into coming to an agreement for the septic expenses charged to the restaurant.

7:57 pm Announcements

RMarshall read an email exchange between Aaron Patt and a proposed new resident who is looking to purchase land on a Class VI road on Rogers Road coming from Bennington. The potential new resident would like to build a home on this property within the next three years or so. He would want to bring the Class VI road up to Class V road standards. **RMarshall** asked the planning board if they should maybe look into the town's policy on building on Class VI roads. The consensus of the Planning Board, remained the same as it did for previous requests. **MParker** will forward a written statement of opinion to the Select Board.

8:32 pm GRainier motioned to adjourn. Seconded by BHale. Motion passed 5-0-0.