

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
January 27, 2020

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

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

**RMarshall** read meeting minutes from Cameron Holt Site Walk on 1/24/2020. Amendments are as follows.

Line # 5 Add date of meeting

Line # 14 change 'they' to 'it'

Line # 16 change 's' to 'a'

Line # 18 change to read 'proposal to undergo'

Line # 22 change to read 'contours and the brook's course.'

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

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

Line # 26 change to read 'Cameron Holt's proposed business location'

Line # 50 Add 'Old' before 'Bennington Rd'

Line # 47 change to '2 acre' to 'formula for determining maximum number of dwelling units would apply everywhere in town'

Line # 49 scratch 'and the 2acre minimum was mostly a standard', move to line # 60

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

**6:55 pm Mail**

- Invitation to the SRWPC meeting
- Property Owners Acknowledgement form from John Kock, he will not be able to make it to the public hearing on 02/10/2020 for the Barbara C. Harris Center.

**6:56 pm Year End Town Report**

**MParker** handed out the Year End Town Report for the planning board. **MParker** asked for the planning board to go through it, make any adjustments and send it back to him. He will be making edits and sending to Aaron Patt. **BHale and RWalling** are both interested in running for 3-year terms as members. **GRainier** is considering running for a 1-year term.

**7:00 pm PCC - LLA Barbara C. Harris – Dennis D. McKenney presenting**

**MParker** gave an overview of Preliminary Conceptual Consultations. He invited Dennis McKenney, surveyor for the applicant, to give his presentation to the planning board. **DMcKenney** handed out plans

and a colored, birds eye view of the property to the planning board. He went on to explain that the Barbara C. Harris Center and the Jean D. Cernota Trust are exchanging equal amounts of land. DMcKenney explained that they are asking for two waivers due to the size of the property. They are asking for a waiver for the inch scale measurement and a waiver for the dimensions of the property lines. DMcKenney explained that the Cernota piece of property is in current use and some of the camp's piece is in current use.

The planning board thanked DMcKenney for his time and presentation. **MParker** stated that a public hearing is scheduled for February 10<sup>th</sup> at 7 pm.

#### **7:20 pm PCC - LLA – Tom and Ginny Chrisenton**

**MParker** opened the floor for Ginny Chrisenton to present their proposal. GChrisenton explained that they own 900-acre tree farm in Lyndeborough, as well as, 2 lots in Greenfield. They would like to change the center line between both properties in Greenfield to add more land to one of the lots. She explained that there will not be any new building lots but this would ensure that both lots can be accessed through the one current interior private road. GChrisenton explained that they are asking for an expedited review and a public meeting not a hearing. **MParker** asked for GChrisenton to submit her completed LLA Packet to the office manager and once received by the planning board, the process would be able to move forward. The planning board thanked the applicants for their time and presentation.

#### **7: 46 pm New Business – HBB Packet Update**

**MParker** went over a proposal for a Home-Based Business Packet with the planning board. The planning board discussed this HBB Packet and made some edits to the language. **RMarshall** explained that he appreciates **MParker** creating something like this, it will help the planning board in making decisions.

#### **Action Item:**

**MParker** will send the HBB Packet to Mike Borden and ask for his advice on it.

**9:03 pm GRainier motioned** to adjourn. **Seconded by MParker. Motion passed 6-0-0.**