

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
May 11, 2020

Members Attending: Mason Parker, Neal Brown, George Rainier, Robert Marshall, Ben Hale, Rob Walling attended via conference call

6:37 pm MParker called meeting to order and went over tonight's agenda.

6:38 pm Elections

MParker asked for nominations for planning board chair. **NBrown** nominated **MParker** for Chair. **Seconded by GRainier. RMarshall** moved to close nominations. **Seconded by NBrown. Voting 6-0-0. MParker** will serve an additional term as chair. **MParker** nominated **GRainier** for vice chair. **Seconded by RMarshall. RMarshall motioned** to close nominations. **Seconded by NBrown. Voting 6-0-0. MParker** nominated **NBrown** for secretary. **Seconded by BHale. RMarshall motioned** to close nominations. **Seconded by MParker. Voting 5-0-1** (lost remote contact with **RWalling**).

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

Line # 35 add 'posted' after properly

Line # 54 and 94 change 'Bordon' to 'Borden'

Line # 56 spell out 'CEA' and 'SWRPC', change 'Brauns field' to Brownsfield'

Line # 60 change to read 'run perpendicular to Route 136, to maintain the existing drainage from the property.'

Line # 67 strike 'BHale explained that the Historical Society supports this black smith shop.'

Line # 99 change 'items' to 'houses and septic's

Line # 103,104 put period after 'soil' and change 'other side' to 'backside'

Line # 112 change 'BMarshall' to 'RMarshall'

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

6:45 pm Mail

- March 2020 SWRPC Highlights
- April 2020 SWRPC Highlights
- Flier from an Excavation Company

7:00 pm Unfinished Business – Continued deliberations on R7-2 – Major Subdivision

RWalling recused himself as he is an abutter. **MParker** was informed by Attorney Si Little, who was present at the meeting, that this deliberation/hearing was not properly noticed as required by RSA 676:1. The planning board confirmed that the date of March 23, 2020 had been set at the prior public hearing on March 9, 2020 to continue. However, due to the COVID-19 pandemic and the Governor's stay at home order, the Planning Board has not been able to meet until tonight. Due to this error, **MParker motioned** to continue deliberations on June 1st at 7pm. **Seconded by NBrown. Motion passed 5-0-1.** The planning board will properly renote all abutters and the public that deliberations will continue on

June 1st at 7pm and the board will also cover the cost of the noticing. Additionally, the planning board agreed to reschedule its meeting on May 25th to June 1st due to the Memorial Day Holiday and **NBrown** will notice the public of the change. The planning board thanked Chris Guida for his time and apologized for the inconvenience.

7:30 pm 2020 Planning Board Agenda Items

The planning board had a discussion regarding making changes to some current ordinances and creating/editing some packets, similar to what had been done with the Lot Line Adjustment (LLA) packet. **MParker** explained that he would like to update the current subdivision application this year, as well as, the site plan review application. He recommended that the planning board pull it apart to organize it a little better, making it easier for smaller projects. **MParker** asked for the planning board to review the current site plan review application prior to the June 8th meeting, as this will be on the agenda for that meeting. The planning board went over whether to have a public hearing for LLA's. **RMarshall** explained that a public hearing is transparent, that way there is not any idea of favoritism. **NBrown** questioned the billing when it comes to LLA's, as there is a bit of confusion in the applications. **RMarshall** explained that the language was developed to cover the administrative costs.

8:00 pm GRainier motioned to adjourn. Seconded by RMarshall. Motion passed 6-0-0.