

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
June 1, 2020

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

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

MParker read minutes from previous meeting. Amendments are as follows.

Line # 7 change 'RWalling' to 'Rob Walling'

Line # 38 change to read 'attorney Si Little'

Line # 47 change 'Giada' to 'Guida'

Line # 51 change to 'similar to what was done'

Line # 53 change 'they' to 'the planning board'

Line # 55 change 'this meeting' to 'that meeting'

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

Mail:

- 5/19/2020 Received Site Plan Review Application from Ray Cilley
- 5/19/20 Certified mail return slips for Vaughn Subdivision – R7-2
- 5/19/20 Jarvis Adams' Lot Line Adjustment Packet (LLA) and certified mail return slips
- 5/19/20 Received Application for Driveway Permit from Champion Paving (for Bates Family Revocable Trust on 80 School House Road)
- 5/19/20 Received payment from Fieldstone Land Consultants, PLLC (Vaughn Major Subdivision - R7-2) ck#6550 for \$410.00 and ck#6660 for \$583.50
- **GRainier** – Allrose farm are seeking a variance from the ZBA

6:45 pm Updated LLA Packet - Corrected Fees and Checklist

MParker explained some edits recently made to the current LLA Packet. The planning board went on to make some additional edits for final draft. **RMarshall motioned** to accept the adjustments. **Seconded by GRainier. Motion passed 6-0-0.**

7:00 pm Unfinished Business - Vaughn Subdivision - R7-2

RWalling recused himself from this part of the public meeting. **MParker** explained that the planning board will be continuing deliberations from the March 9th meeting for the Vaughn Major Subdivision on East Road. **GRainier** asked **Chris Guida** what is the proposed tree line cuts on either side of the driveways for Lots 1,2 and 3? **CGuida** explained that it would be about 40' - 80' on either side of the driveway. **CGuida** went on to explain that the driveways would have a varied width due to fill, snow removal and in compliance with Eversource. **GRainier** asked what the approximately distance Lot 6 is from the property line. **CGuida** explained that it is about 16' but the driveway could be positioned in many different places for Lot 6. **RMarshall motioned** to approve the subdivision as proposed. **NBrown**

45 **seconded. Motion passed 4-1-1. GRainier voted no. RWalling had recused himself.** The planning board
46 thanked CGuida for his time and patience.
47
48 **8:00 pm GRainier Motioned to adjourn. Seconded by MParker. Motion passed 6-0-0.**

Approved 6.8.2020