**PLANNING BOARD**

**TOWN OF GREENFIELD**

**MEETING MINUTES**

**Recorded by Janice Pack**

**January 25, 2016**

Members Attending: Kevin O’Connell, Paul Renaud, Ken Paulsen, Robert Marshall, Andre Wood

**7:06 Meeting Opened**

**Reading of the Minutes** by PRenaud. A few changes were made to correct words, spelling and to provide clarification. RMarshall moved to Accept the Minutes as Amended. All in favor.

PRenaud stated the changes were ready and he would submit them to the Town Clerk. RMarshall asked about the window for doing so; PRenaud said it had to be in by February 2nd, and he would go over the language with her.

RMarshall stated that we need to have a copy on file here in the office with the text changes in case people want to come in and see them.

AWood asked if they exist online.

RMarshall said Yes, and we can cut and paste changes – that can be done in February.

PRenaud said the changes made were very minor.

The Board discussed who was up for Re-election

KO’Connell said he was not running.

AWood went out to file

PRenaud discussed Appointed vs. Running for the seat for the remainder of the term, and the precedence for same.

PRenaud will contact Sherry to see what her plans are. Discussion on who else might be interested in the Open Seats

**Mail:**

A notice on the Winter Meeting of the Southwest Regional Planning Committee

A List of Town Officers – those whose terms of office were up were highlighted (side discussion regarding Alternates and the expectation that if people were going to be Alternates, they should come to as many meetings as possible)

A Town Calendar of dates / events

**Other Business:** The Board looked at the 4 large plats sent by Michelle Perron. These were Approved and signed by Kevin; Sherry needs to sign as well. She was contacted, and will come in this week to do so.

Need to schedule Lot Line Adjustment and Construction Materials hearings.

New England Forestry Products submitted a package for the Lot Line Adjustment containing 5 copies of Narrative, an Abutters List, and Drawings. The Drawings and Narrative regarding increasing the size of the log yard were reviewed. This was set for 7:30, and Construction Materials for 8:00 at our next meeting.

RMarshall submitted copies of information generated from a report by Liz Hengen, Professional Consultant, characterizing what a Village looks like. Suggested this could be used as a basis for denying an ordinance, (defining criteria) and asked where it should be put. With Site Plan Review? Master Plan? He felt the document has value because it characterizes what a Village is. It was suggested that we modify it to strike **Neighborhood Heritage District** under *Landscape Features.* PRenaud would like to review this further to see where it fits in. RMarshall discussed how it was created, and asked for it to be put on the Agenda. O’Connell stated that if the amendments go through it would create Center Village District, so perhaps we should wait. RMarshall felt we should get it ready now, and then discuss edits and schedule a Public Hearing. Additional discussion on where this should go, and the importance of having such criteria to support our judgment based decisions, and that it has value as a guideline.

**8:51 Motion to Adjourn** by RMarshall, seconded by AWood, All in Favor