

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
July 25, 2022

**Members Attending:** Rob Walling, George Rainier, Catrina Mamczak, Iris Waitt, Mason Parker, Tim Schloemer, Dave Thimmel

**Alternates Attending:** Bow Smith, Nick Zotto

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

**6:36 pm CMamczak** read previous meeting minutes. Amendments are as follows.

Line # 12 change 'RWaliing' to 'RWalling'

Line # 28 change 'DWP' to 'DPW'

Line # 38 strike 'However.....' change to 'Current square footage regulations for an accessory dwelling may be something for the planning board to look into.'

**RWalling motioned to accept minutes as amended. Seconded by GRainier. Motion passed 7-0-0.**

**6:40 pm Mail**

- Received current budget showing the planning board is within budget
- Received notice of updated return check and certified mail fees
- Received Building Permit for Native Construction, owner Tom Rosswagg, for Map R1 Lot 14-3 with excavation plans. They also included the building permit.

**6:51 pm Reports from Other Board and Committees**

**MParker** stated that the select board reviewed the LED Sign proposal and approved 2-1. They also approved for the grant to purchase.

**DThimmel** explained that the farmer's market was canceled last weekend due to health concerns with the weather.

**7:00 pm Review Additional Old Bennington Road Plans**

**John Cronin**, attorney for applicant **Tom Rosswaag**, and **TRosswaag** were both present to answer the planning board's questions. **JCronin** explained this was a leftover lot which **TRosswaag** would like to clear out to build a home. He went on to express his understanding that the materials would be moved over a 2-year process. The planning board expressed their concern with the potential of 2000 plus tri-axle loads of material being hauled over the narrow Old Bennington Rd and the possible damage such could cause. **RWalling** requested that the applicant coordinate with the DPW once they have created a hauling plan. **TRosswaag** will contact the DPW Director, Jim Morris to let him know of his plans.

**GRainier** recommended a site walk be conducted on the lot as it would be a good learning opportunity for the board on excavation plans. **RWalling motioned not to have a site walk. Seconded by DThimmel. Motion passed 5-0-2. CMamczak and GRainier abstained.**

**6:42 pm Discussion, Proposals and Planning on Other Zoning Updates/Changes**

The planning board went over the driveway permit application. **RWalling** will make the proposed edits and will present to the planning board at the next meeting. The planning board further discussed

46 potential changes to ordinances. **RWalling** will contact town counsel to see what the planning board can  
47 and can not due with how current regulations and ordinances are written.  
48  
49 **8:08 pm RWalling motioned to adjourn. Seconded by MParker. Motion passed 7-0-0.**

Approved 8.8.2022