

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
September 12, 2022

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

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

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

**CMamczak** read previous meeting minutes. Amendments are as follows.

Line # 8 Strike

Line # 19 change 'Forest' to 'Franeestown'

**GRainier motioned to accept minutes as amended. Seconded by CMamczak. Motion passed 5-0-0.**

**TBascom** arrived at 6:35 pm. **DThimmel** arrived at 6:41 pm.

**6:40 pm Mail**

- Received Budget Report, the planning board is currently within budget

**Announcements from Other Boards/Committees**

**CMamczak** explained that the Budget Advisory Committee has not met recently to discuss further.

**7:00 pm PCC – Luke Chichester of Two Hearts Farm LLC – Mobile Butcher Business**

**Luke Chichester** was present to go over his proposed business. He explained that he would like to open a mobile butcher shop with most, if not all, of the service being completed on his client's properties. He went on to state that he has a 6'x12' cooler trailer where he would be conducting his business, the small amount of processing done on his property would be in his workshop. **LChichester** has a contract with MD's Waste Removal to pick up any animal waste monthly, or sooner if needed. He has spoken with his direct neighbor and would be willing to have a privacy fence installed should this become a bother to anyone. **LChichester** explained that this would not be a USDA certified operation but would help small local farms. He would not have any scheduled hours but would be working roughly a 9am to 5-6 pm schedule. **LChichester** also expressed that chickens/turkeys would be processed on the client's property, where pigs and sheep would be done on the client's property first and completed in his workshop. The consensus of the planning board was that this would be a good benefit to the town and surrounding towns. **RWalling motioned to approved this application and waive a site plan review. Seconded by DThimmel. Motion passed 7-0-0.** The planning board thanked **LChichester** for his time.

**7:15 pm 2023 Budget**

**RWalling motioned** to keep the same budget as last year. **Seconded by GRainier. Motion passed 7-0-0.**

**7:18 pm Fall Planning**

**RWalling** suggested to schedule two public hearings in November for ordinance and district modifications.

46 **Action Item:**

47 **TBascom** will reach out to Gersh to see what their plans are for the future of the property as the  
48 planning board is planning to review the Crotched Mountain district.

49 **TBascom** will reach out to the SWRPC for assistance in district revision.

50 **DThimmel** will let EDAC know that the planning board will be discussing the districts and invite them to  
51 the next meeting.

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53 **7:55 pm GRainier motioned to adjourn. Seconded by RWalling. Motion passed 7-0-0.**

Approved 9.26.2022