

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
January 23, 2023

Members Attending: Rob Walling, Dave Thimmel, Iris Waitt, Tom Bascom, Catrina Mamczak

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

TBascom read previous meeting minutes. Amendments are as follows.

Line # 35 change 'be' to 'being'

Line # 37 remove comma after additionally

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

6:35 pm Mail

- Received email from Suzanne Brunelle, Attorney for Crotched Mountain Foundation – requesting **GRainier** recuse himself from tonight's public hearing pursuant RSA 673:14.
- Received 3 certified mail return slips for tonight's meeting and 5 certified mail return slips for the site walk last month.

6:42 pm News/Announcements from Other Boards and Committees

TBascom explained that the select board is working on a legal expense fund, thus relieving each board from having their own legal defense budget. Ray Cilley met with the select board regarding the current failing drainage way between the former Rymes property and the town septic system. This is still a work in progress.

DThimmel explained that the Oak Park Committee is waiting for colder weather in order to fill the skating rink.

6:48 pm RWalling motioned to take a recess until 7pm. Seconded by CMamczak. Motion passed 5-0-0.

7:00 pm RWalling called the meeting back to order.

7:00 pm Public Hearing for Minor Subdivision Application on Map R2 Lot 13 – Crotched Mountain Foundation

RWalling called the public hearing to order and went over the rules for such hearing. MHall stated that this hearing was properly noticed to all abutters, in the newspaper, on the town website, at the town hall and the post office. **RWalling motioned to accept this Minor Subdivision Application as a complete application. Seconded by DThimmel. Motion passed 5-0-0.**

RWalling asked for **Dennis McKinney**, surveyor for the Crotched Mountain Foundation, to begin his presentation. **DMcKinney** discussed the history on the proposed minor subdivision plans. He explained that the 4.75-acre lot in question is not in the conservation easement but is in the Crotched Mountain District. He went on to explain that the easement prohibits development outside of what is already there.

RWalling opened the floor for public input. He asked for anyone in favor of the proposed plans to speak. There was no public input.

RWalling asked for anyone opposed to the proposed plans to speak. There was no public input.

46 **RWalling** asked for anyone neither for or against to speak.

47 **Jim McCormick**, 25 Sunset Lake Rd- stated that CMF and lakeside residents came to an understanding
48 that there would not be any new building being built on the proposed property. He wanted to make
49 sure that if this proposal was approved and sold, that it would only be used for the same historic
50 purpose, for people with recognized physical disabilities. He wanted to make sure that there would not
51 be any housing on this lot as that was stated by CMF and the ZBA relating to this matter. He would like
52 to see that if this should be approved, the planning board make the approval contingent to no building
53 or housing.

54 **DMcKinney** explained that the ZBA variance proposal states setbacks and area.

55 **Jim McCormick** – explained that the word ‘area’ was never discussed in any of the ZBA meetings
56 pertaining to this proposal in obtaining a variance.

57 **TBascom** read the backlot details to the planning board from the Zoning Ordinance.

58 **DMcKinney** explained that this particular proposed lot was orphaned by CMF, they kept this out of the
59 easement to continue using. However, CMF no longer has a need for this property as they are no longer
60 in the area since selling the school.

61 **Jim McCormick** – stated that he is a little confused with the part of the variance that discusses ‘area’
62 which was never discussed at any of the ZBA meetings. He is concerned as the town and the planning
63 board does not want to create any non-conforming lots or backlots, approving this proposal would
64 create both. He followed with submitting documents to the planning board from he and other residents
65 of the area. **JMcCormick** stated that Sam Proctor asked for him to submit a Supreme Court hearing,
66 stating that what people say their intent is and isn’t would be binding.

67 **TBascom** explained that when a former fire chief made a statement regarding access at the ZBA
68 meeting, his response was that if the property catches fire, they could let it burn since it is not a
69 dwelling.

70 **DMcKinney** stated that for the board, they may want to look at this as a non-conforming lot and not a
71 backlot.

72 **8:00 pm RWalling** closed the public part of this hearing. The planning board has now entered a
73 deliberative state. **RWalling motioned to continue deliberations at the next planning board meeting.**
74 **Seconded by TBascom. Motion passed 5-0-0.**

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76 **8:10 pm DThimmel** motioned to adjourn. **Seconded by CMamczak. Motion passed 5-0-0.**