

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
February 13, 2023

Members Attending: Rob Walling, George Rainier, Dave Thimmel, Iris Waitt, Tom Bascom, Catrina Mamczak, 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 # 22-23 change to read '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'

Line # 25 change to read 'between the former Rymes property and'

Line # 40 change to '4.75-acres'

Line # 47 change to 'came to an understanding'

Line # 49 change to 'the same historic purpose'

Line # 54 change to 'explained that the word area was never discussed'

Line # 57 change to 'this particular proposed lot'

Line # 66-67 change to read 'when a former fire chief made a statement regarding access at a ZBA meeting, his response was that if the property catches fire, they could let it burn since it is not a dwelling.'

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

6:45 pm Mail

- Received post card from NHDES, stating their newsletter will no longer be available in paper form starting winter 2023.
- Received SWRPC Highlights
- Received 1/24/2023 Ledger Transcript invoice for public hearing notice on 1/23/23 in the amount of \$82.00
- Received Upton & Hatfield, LLP invoice from which the planning board will need to sign off on their portion.
- Received 2/13/23 Approved Septic plans for Map R6 Lot 29-4 from NHDES
- Received 1/30/23 new and old Invoices from SWRPC for manuals

6:52 pm News/Announcements from Other Boards and Committees

TBascom stated that the select board has been busy during budget season. They are looking to get something started with Community Power and will also be meeting with Seven Hills to discuss a pilot program.

DThimmel explained that they have the skating rink ready for water.

6:49 pm Introduction – Carol Ogilvie

RWalling asked for **COgilvie** to introduce herself. **COgilvie** has worked for SWRPC for 14 years. Worked for the town of Peterborough and has been working freelance with other towns in this region on her own. She recommends requesting digital plans from applicant to better view them.

7:00 pm Continue Deliberation on Map R2 Lot 13 – Minor Subdivision Application

RWalling went over the rules for this continued deliberation. After a discussion regarding RSA673:14, **RWalling motioned to allow GRainier to be part of this discussion. Seconded by TBascom. Motion passed 7-0-0.** **GRainier** explained that, as far as subdivisions are concerned, in 1969 the voters approved for the planning board to adopt subdivisions. This board is responsible for making sure that those rules are followed and enforced. He would strongly recommend the board to follow the checklist when going over this subdivision. The planning board has hired an expert to overlook plans to ensure their accuracy. The planning board went over the check list with the plans. **DMcKenney**, surveyor for Crotched Mountain Foundation and **Chris Swinarsky**, attorney for Crotched Mountain Foundation, were both present to answer any questions from the planning board.

The planning board discussed whether Hugh Gregg Lane becomes a road or a driveway if this proposal is approved. The consensus of the planning board is that it would become a driveway which would require a curb cut from the state. According to the Zoning Ordinance Appendices – Hugh Gregg Lane would become a private road. **COgilvie** expressed, that in her experience, this driveway would stay a driveway because there will be no changes on the land except for the lot lines. **RWalling motioned to leave the driveway question to be addressed for future development as they would then need a driveway permit. 5-1-1. GRainier voted no. CMamczak abstained.** The planning board would like a reference to the driveway ordinances and ZBA rationale for the variance to appear on the plan to ensure future purchasers are knowledgeable as to the restrictions on the proposed lot. The Planning Board will provide language after consultation with the town's council.

RWalling motioned to approve this application with the following contingencies:

- Updated plats with locus maps
- Test pits
- Plans to include additional notes regarding driveway ordinances and ZBA variance

Seconded by BSmith. 5-1-1. GRainier voted no. CMamczak abstained.

DThimmel had to leave at 7:23 pm. **CMamczak motioned for NZotto** to be full member for the remainder of the meeting. **Seconded by IWaitt. Motion passed 6-0-0.**

8:15 pm RWalling motioned to adjourn. Seconded by BSmith. Motion passed 7-0-0.