

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
September 25, 2023

Members Attending: Dave Thimmel, George Rainier, Rob Walling, Catrina Mamczak, Iris Waitt, Bow Smith, Tom Bascom

Alternates Attending: Nick Zotto

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

CMamczak read previous meeting minutes. Amendments are as follows.

Line # 25 remove 'letter' after 'Deeds'

Line #36 change 'RSA155;E' to 'RSA155:E'

GRainier motioned to approve as amended. Seconded by IWaitt. Motion passed 7-0-0.

Action Item Update: DThimmel explained that he does not have an update from town counsel at this time.

6:40 pm PCC – Tiny Home, Slip Rd Map V4 Lot 4

Nick Stone was present to ask the planning board for advice pertaining to having a tiny home on land in Greenfield. He is looking at a couple lots, one being in the business district and the other in general residence. After looking into the zoning ordinance, the planning board let **NStone** know that he would need to get a variance from the ZBA in order to do this on the Slip Rd property. The planning board recommended that **NStone** reach out to the manufacturer for some additional guidance, as well as to contact Mike Borden for code requirements.

Action Item: DThimmel will contact SWRPC for guidance on the term 'mobile home' within the zoning ordinance.

7:10 pm Planning Board Budget for 2024

The planning board discussed the budget. **DThimmel motioned to increase the publications line item to \$300. Seconded by CMamczak. Motion passed 7-0-0.** This is tabled for discussion at the next meeting.

8:00 pm DThimmel motioned to adjourn. **Seconded by GRainier. Motion passed 7-0-0.**