

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
May 10, 2021

Members Attending: Rob Walling, Neal Brown, Mason Parker, George Rainier, Ben Hale, Catrina Mamczak, Dave Thimmel

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

CMamczak read previous meeting minutes. Amendments are as follows.

Line # 27 add 'for tonight's public hearing'

Line # 40 scratch 'to be'

Line # 48 change 'open' to 'opened'

Line # 50 change 'what 2 stakes' to 'what the 2 stakes'

Line #60, 70 change 'Eggletan' to 'Eggleton'

Line # 62 change 'agreeance' to 'agreement'

MParker motioned to accept minutes as amended. Seconded by DThimmel. Motion passed 6-0-1.

MParker read site walk minutes from 5/2/2021. Amendments are as follows.

Line # 9 change 'Jon Eaber' to 'Jon Eber' and change 'Nathanial' to 'Nathaniel'

MParker motioned to accept as amended. Seconded by DThimmel. Motion passed 6-0-1.

Mail:

- 5/6/21 Monadnock Ledger Transcript bill for the public hearing 5/24/21 Kokal Foundation LLA
- Letter from Fernald, Taft, Falby & Little, P.A. in regards to the Nickerson/Rainier LLA
- 5/3/21 Updated budget report for the planning board

6:40 pm Reports/Announcements from Other Boards and Committees

MParker explained that the select board has approved removing the mask mandate and the re-opening of town buildings with reduced number of occupants. He went on to explain that the Meeting Room and Planning Board Room have been cleared out, with excess files in the gymnasium for each board to sort through. The planning board will be able to meet at the town hall for the next general business meeting.

6:47 pm Continued Deliberations on Nickerson/Rainier LLA

GRainier recused himself from this discussion. **RWalling** opened the planning board's deliberative state. The planning board discussed Subdivision Regulations Section 6 P, further determining that although the proposed lot lines are not the best of shapes, this LLA application does fall within the regulations.

RWalling motioned to approve this LLA application. **Seconded by DThimmel. Motion passed 5-1-1.**

MParker voted to deny. The planning board will sign the approval of this LLA once they have confirmed the applicants have submitted 6 plats, a pdf plat, new mylar and certificate of monumentation.

45 **7:06 pm PCC – Pickman Home Based Business**

46 **RWalling** went over the definition of the Preliminary Conceptual Consultation and then asked for **Buddy**
47 **Pickman** to explain what he would like to do. **BPickman** explained that he would like to have a home
48 based business where he would be a dealer of firearms with 1-5 clients per month by appointment only.
49 He is a range safety officer at a shooting range in Keene and has carried this type of dealer license in the
50 past. **BPickman** stated he has been working with the ATF in accordance with state and federal laws. He
51 will not be selling but instead would be making the exchange from distributor to buyer. **MParker** read
52 the Site Plan Review Regulations and the planning board went over Ordinances. **MParker motioned** to
53 approve this proposal and it does not warrant a site plan review, however, if the volume increases then
54 the applicant needs to contact the planning board. **Seconded by DThimmel. Motion passed 7-0-0.** The
55 planning board thanked **BPickman** for his time.

56
57 **7:53 pm EDAC Introduction**

58 **RWalling** introduced the members of EDAC (Economic Development Advisory Committee). **Heath**
59 **Mitchell** explained that they would like to be an advisory for the planning board while giving advice to
60 local businesses. The planning board and EDAC members went on to discuss a few ideas to help each
61 other as well as the town. **HMitchell** will reach out to the SWRPC representative to help with
62 coordinating a meeting with EDAC and the planning board at the planning board's June 14th meeting.

63
64 **8:38 pm MParker motioned to adjourn. Seconded by CMamczak. Motion passed 7-0-0.**