

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
June 28, 2021

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

Alternate Attending: Randy Beltz

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

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

Line # 10 change 'tonight's meeting' to 'tonight's agenda'

GRainier motioned to accept minutes as amended. Seconded by MParker. Motion passed 7-0-0.

Mail: There was no new mail to discuss.

6:35 pm Announcements/Report from other Boards and Committees

MParker stated that as of July 1st all of the Covid related capacity modifications will be removed, Mike Borden will be marking rooms with the fire code capacity numbers. The select board will be conducting several workshops, open to the public however there will be no public comment allowed. The first of which will be tomorrow at 2pm where they will be discussing the potential of a recreation department.

GRainier stated that the ZBA sent a letter to the select board about storage containers around town but have not heard back. **MParker** asked for the ZBA to resend.

6:45 pm Survey

NBrown explained of the form from the Strategic Planning Commission that he needs to fill out each year but needs a little help with this. A discussion followed.

GRainier and **RBeltz** recused themselves from this discussion. **NBrown** went over some missing information from the Nickerson/Rainier Lot Line Adjustment plats. **RWalling** went over his discussion with the Nickerson's surveyor, who had stated that the new monuments have been placed and the certificate of monumentation has been delivered to the town office. The planning board went over the newest plats from the Nickerson/Rainier LLA. **RWalling** explained that due to the irregularities, he would like to verify that the monumentation has been completed prior to signing off on the plats. **RWalling** and **NBrown** will confirm the monuments in question have been properly placed as stated. Should these monuments be confirmed, they will feel comfortable signing off on the plats, if not they will request corrected plats.

7:40 pm NBrown has some minor recommendations for the fees section of the updated LLA Application. He would like to change the 'Technical Review Fees' to 'Technical Review, Legal and Professional Fees incurred' and to add a 'Registry Recording Plan Fees' line. **RWalling motioned** to accept these changes.

44 **Seconded by DThimmel. Motion passed 7-0-0. DThimmel motioned** to accept the proposed changes to
45 the bottom paragraph of the fees page. **Seconded by GRainier. Motion passed 7-0-0.**
46

47 **8:00 pm Review of Received Documents**

48 The planning board went over the plans for the upcoming Atherton LLA public hearing scheduled for the
49 next meeting.

50 **Action Item:**

51 **RWalling** will contact Mike Borden to inquire about the code enforcements for an accessory dwelling
52 becoming a primary residence after a Lot Line Adjustment.
53

54 **8:15 pm GRainier motioned to adjourn. Seconded by RWalling. Motion passed 7-0-0.**

Approved 7.12.2021