

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
January 24, 2022

Members Attending: Rob Walling, George Rainier, Dave Thimmel, Mason Parker, Randy Beltz

Alternate Attending: Iris Waitt

6:30 pm RWalling called the meeting to order and went over tonight's meeting agenda. **RWalling motioned for IWaitt to be full member for tonight's meeting. Seconded by DThimmel. motion passed 5-0-0.**

MParker read previous meeting minutes. Amendments are as follows.

Line # 7 strike the 2nd 'George Rainier'

Line # 1 change to read 'called the meeting'

Line # 47 change 'Slip Rd' to '30 Slip Rd'

Line # 51 change to 'abutter's (Joe Ellis and Kathy Kelly) wells to the plans'

Line # 51 change 'Joe Ellis and Kathy Kelly's wells to the plans'

Line # 57 strike ',1500 sqft maximum'

Line # 60 strike 'has now'

Line # 69, 75, 80 change 'There was only one.....' to "There was no public comment."

RWalling motioned to accept minutes as amended. Seconded by GRainier. Motion passed 6-0-0.

Mail:

- Received the 6th certified letter return slip from the Clark public hearing

6:43 pm Announcements from Other Boards and Committees

RWalling explained that there are 3 spots open on the planning board and anyone wanting to continue needs to sign up by the end of the week.

MParker explained that the select board has put an article in the Spirit which will be out soon.

7:00 pm Beau Reynolds PCC – Lot Line Adjustment with potential frontage issues, Map R5 Lot 7-1-2

Beau Reynolds explained he would like to straighten out the 300' property line, bringing his line over about 150', also creating a non-conforming lot. The planning board looked at the tax maps and determined that **BReynolds** should submit a lot line adjustment with the abutter.

7:30 pm Steve Dzubak PCC – Crotched Mountain solar project

Steve Dzubak, from Revision Energy, explained that they are looking to build a 2,880 panel solar system to generate power directly to the school at Crotched Mountain. The proposed system would be along the state road and would be accessed from Fox Meadow Lane. **SDzubak** stated that they will need to go through the state for anything over 100,000 sqft, which is what they are proposing. The unit will be fenced in on all four sides and will not have any lighting. The planning board advised **SDzubak** that he will need a building permit.

45

46 **8:00 pm Tom Hahn PCC – East Road Subdivision between Conservation and Non-Conservation Land**

47 No one attended this PCC.

48

49 **8:17 pm RWalling Motioned to adjourn. Seconded by GRainier. Motion passed 6-0-0.**

Approved 2.14.2022