

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
May 8, 2023

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

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

NZotto read previous meeting minutes. Amendments are as follows.

Line # 24 change '2nd May meeting' to 'May 22, 2023 meeting.'

Line # 27 change to read 'Raymond Cilley on Muzzy Hill Rd.'

Line # 39 change 'Dumont' to 'Dumas' and read 'Expressed concerns with 16'

Line # 46 change 'Dumont' to 'Dumas'

Line # 3-5 change to 'EDumas raised concerns with stips not being removed and the integrity of the stone walls.'

Line # 52 change to 'Does not want the DPW'

Line # 55 change to 'motioned to approve'

Line # 65 change to 'for a variance because his proposed'

Line # 68 change to 'discussed at an upcoming'

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

6:40 pm Mail

- Received April 2023 SWRPC Commission Highlights and an Invitation to their Annual Meeting 6/13/23
- Received all 14 certified return mail slips for tonight's public hearing
- Received Monadnock Ledger Transcript Invoice for tonight's Eversource public hearing in the amount of \$233.22
- Received Transmittal Letter from Catherine Shaw regarding the ordering of town maps

IWaitt motioned for NZotto to be a full member for tonight's meeting. Seconded by BSmith. Motion passed 6-0-0.

6:45 pm PCC & Site Plan Review – Jeff Fowler, Auto Repair Shop on Slip Rd

Jeff Fowler was present to explain that he would like to operate an Auto Repair Shop at the current Fabrication business with everything being contained in the building. **Mason Parker** was also present to explain some things including the Zoning Ordinance and Ground Water Protection District ordinances.

MParker explained that this wouldn't necessarily require a Site Plan Review as it still falls under the same business which is currently on the site. The planning board conditionally approved this as long as there is nothing found preventing it. **TBascom motioned to conditionally approve** the proposal as long as there is nothing found preventing the proposal. **Seconded by DThimmel. Motion passed 7-0-0.**

Action Item: **DThimmel** will reach out to Mike Borden regarding past plans for this property. The general consensus of the planning board is to have a site plan review to have a record moving forward.

DThimmel will send **JFowler** a list of the site plan review checklist to go over prior to any hearings and

will let him know where the planning board is at with the business request as no prior Site Plan Review was found. **DThimmel** will ask MBorden if he would be able to attend a special meeting with the planning board next Monday May 15th at 6:30 pm.

7:00 pm Public Hearing – Fletcher LLA, Map R7 Lots 24-4 & 24-1-1

DThimmel opened the public hearing and went over the rules for such hearing. **MHall** stated that this public hearing was properly noticed at the town hall, post office, town website and to all abutters.

DThimmel asked for **Dan Barowski** and **Mike Ploof of Fieldstone Land Consultants, PLLC**, to go over the proposed LLA. **DBarowski** explained that **Jim Fletcher** would like adjust the lot lines between his two lots to give some land to his son.

DThimmel opened the public hearing to the public and asked for anyone in favor of the proposal to speak.

Wade Strickland – explained that he is in favor of this as it would allow for property to be passed down to family.

DThimmel asked for anyone opposed to this proposal to speak now. No one raised a hand.

DThimmel asked for anyone neither in favor or against the proposal to speak.

Ashley Wadleigh – stated that she has no issues with the proposal and likes the idea.

JFletcher explained that this proposed LLA would only be to give land to his son and his family.

DThimmel closed the public part of this meeting. The planning board is now in a deliberative session.

DThimmel motioned to approve this proposed LLA. Seconded by GRainier. Motion passed 7-0-0. The planning board thanked everyone for their time.

7:30 pm Public Hearing – Eversource Tree Trimming/Cutting on Scenic Roads Town Wide

DThimmel opened the public hearing and went over the rules for such hearing. **MHall** stated that this public hearing was properly posted at the town hall, post office and in the newspaper. **Dane**

D’Arcangelo, from Eversource, was present to go over their proposed tree trimming on scenic roads town wide. The proposed trimming, if approved, is predicted to start summer/fall 2023. **DD’Arcangelo** explained that the trimmings would be chipped and broadcasted evenly in a woodlot or chipped into a truck. Eversource has not yet flagged any tress and will remove ribbon from past years.

DThimmel asked for anyone in favor, opposed or neither to speak, however there were no members of the public present.

DThimmel motioned to approve this proposal. Seconded by GRainier. Motion passed 7-0-0.

8:55 pm GRainier motioned to adjourn. Seconded by IWaitt. Motion passed 7-0-0.