

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
July 10, 2023

Members Attending: Dave Thimmel, Tom Bascom, Bow Smith, Nick Zotto, George Rainier, Rob Walling

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

NZotto read previous meeting minutes. Amendments are as follows.

DThimmel motioned to accept minutes as printed. Seconded by TBascom. Motion passed 4-0-0.

DThimmel motioned for NZotto to be full member for tonight's meeting. Seconded by BSmith. Motion passed 4-0-0.

6:32 pm Mail

- June 2023 SWRPC Highlights
- Received 7/5/23 -Letter from Hillsborough County Registry of Deed outlining a voluntary land merger for Robin S. Mose Revocable Trust for Map R1 Lots 33 and 2, creating Map R1 Lot 2 containing 86.7 acres.
- Received 6/27/23 – Approved Driveway Permit Application for Matthew Olson of Ashoryn LLC at Lot 7 on Old Bennington Rd
- Received all 5 certified mail return slips for tonight's public hearing
- Received 7/5/23 – Monadnock Ledger Transcript Invoice in the amount of \$61.50 for advertising tonight's public hearing.

7:00 pm Public Hearing – Chelstin Site Plan Review – 8 Slip Rd, Map V3 Lot 9

DThimmel open edthe public hearing and went over the rules for such hearing. **MHall** stated that this hearing has been properly noticed at the town hall, post office, newspaper, town website and to all abutters. **Earl Sandford, of Sandford Surveying and Engineering; Dave Drasba, architect; and the applicant, John Wheeler** were present to go over this proposal and answer any questions. **ESandford** stated that the current building would be torn down and a proposed 4 unit building would be constructed. **DDrasba** explained that the proposed new building would have 2 units on the first level and 2 units on the second level with each having a rear porch and storage under the rear side of the building. The property has an existing well and will continue to be tied into the town septic system. The proposal would include shifting the building a little further from the property lines. **JWheeler** stated that each unit would have 3 bedrooms, 1 bathroom, their own laundry in unit and would each have a rear porch. He additionally plans to snow blow as he has every year. There will be lights on the west facing gable, down facing lights on the rear side and the front side the street lights would cover. There would be additional lights on the building for the safety of the occupants.

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

Jim Mose, 216 Old Jaffrey Rd, Peterborough- stated that he thinks the plans look as though the building will be lovely.

DThimmel asked for anyone opposed to this proposal to speak. No one spoke.

46 **DThimmel** asked for anyone either for or against this proposal to speak. No one spoke.
47 **DThimmel** closed the public part of this hearing. The planning board has now entered a deliberative
48 state. The planning board discussed the requirement for the applicant to have a privacy screen between
49 the proposed property and the adjacent property. **ESandford** explained that they were not planning on
50 having any privacy screen as that was never discussed. **DThimmel** motioned to grant a waiver to not
51 require a privacy screen. **Seconded by TBascom. Motion passed 4-1-1. GRainier voted no and NZotto**
52 **abstained. JWheeler** stated that he does not have a start date until he has an approval.
53 **RWalling motioned to approve this proposal. Seconded by TBascom. Motion passed 5-0-1. GRainier**
54 **abstained.** The planning board thanked everyone for their time and patience.
55 **RWalling** arrived at 7:00 pm.
56
57 **8:00 pm DThimmel motioned to adjourn. Seconded by RWalling. Motion passed 6-0-0.**