

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
August 14, 2023

Members Attending: Dave Thimmel, Catrina Mamczak, George Rainier, Iris Waitt, Bow Smith

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

CMamczak read previous meeting minutes. Amendments are as follows.

Line # 11 change to '4-0-0'.

Line # 28 change 'open' to 'opened'

Line # 33 strike 'on the same footprint'

Line # 46 change 'neither' to 'either'

Line # 51 & 53 change 'Grainier' to 'GRainier'

GRainier motioned to accept minutes as amended. Seconded by DThimmel. Motion passed 4-0-0.

6:35 pm Mail

- Received 8/1/23 Planning Board budget report, showing they are within budget
- Received 7/31/23 final payment from James Fletcher
- Received letter from SWRPC inviting the planning board to apply for technical assistance to develop a complete streets policy, however the deadline has past
- Received letter from the Bennington select board regarding tonight's second PCC.
- Received July 2023 SWRPC Highlights
- Received cc'd letter from Jim Morris to Shattuck Paving regarding a Driveway Permit

6:45 pm Review/Approve Updated Driveway Permit Application & Checklist

The planning board went over the updated driveway permit, making additional edits. **CMamczak motioned to approve as amended. Seconded by DThimmel. Motion passed 5-0-0. IWaitt** will make the approved edits and send to **MHall** for website posting.

BSmith arrived at 6:50pm.

7:00 pm PCC – Spiritual Retreat, Old Bennington Rd with Khalsa

Sopurkh Khalsa came before the planning board to go over his proposal and get guidance on the next steps. He explained that he has signed a purchase and sales agreement on the land next to the Cilley Family Forest. He would like to build a main home, guest house in the future, and a barn type structure for gathering of their spiritual community. He predicts gatherings of 8-10 people twice a week to once a day including meditation, singing and yoga. In addition, he would like to have weekend gatherings six times per year including up to 25 guests. **SKhalsa** went on to explain his vision of the barn type structure being year round, multi level with a kitchen, bathroom, a couple of offices, lounge area and separate rooms to accommodate the 25 retreat guests. **SKhalsa** practices the Sikh religion. **Mike Borden** was present and gave **SKhalsa** some additional information pertaining to the amount of people that could be housed in the barn for a weekend stay. **MBorden** suggested having at least a partial basement. The house would be the main building, the guest house would be the accessory dwelling and the barn would be an event facility. The planning board suggested that **SKhalsa** consult with a civil engineer for a

46 site plan and suggested that he review the regulations with his vision to see if they flow together. The
47 planning board thanked everyone attending.
48

49 **7:40 pm PCC – Home Building, Dodge Rd/Muzzey Hill Rd with Mose**

50 **Jim and Robin Mose** were present with their septic design agent, **Sharon Monahan**. **MBorden** stated
51 that he has gone to the property and witnessed a test pit for a septic. Additionally he went to town
52 counsel for guidance on lots that straddle town lines. The town of Bennington has written a letter to the
53 town of Greenfield stating that Bennington will be responsible for emergency services as the only access
54 to this property is on a class V road in Bennington. **JMose** explained that he would like to build a single
55 family home and later a garage/barn on his 86.7 acre lot. **SMonahan** explained that Dodge Road, a class
56 V road, turns into Muzzy Hill Rd, a class V road, at the town lines. There is no intention of turning the
57 driveway into a private road or subdividing.

58 **IWaitt motioned to approve the proposed building permit. Seconded by DThimmel. Motion passed 5-**
59 **0-0.**

60 **Action Item: DThimmel** will write a letter of recommendation to the select board.
61

62 **8:10 pm GRainier motioned to adjourn. Seconded by DThimmel. Motion passed 5-0-0.**