

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
August 28, 2023

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

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 # 27 add 'Application' after 'Permit'

Line # 41-42 strike after 'and'

Line # 51 change 'did' to 'witnessed'

Line # 55 change 'VI' to 'V'

GRainier motioned to accept minutes as amended. Seconded by DThimmel. Motion passed 5-0-0.

6: 35 pm Mail

- Received 3 of the 5 certified mail return slips for tonight's public hearing
- Received 8/22/23 Certified letter from Fieldstone Land Consultants PLLC outlining that North River Properties, LLC has applied to the NH Shoreland Program for a permit for proposed development at Map S1 Lot 23 (Zephyr Lake Rd)
- Received 8/17/23 Subdivision Application fee in the amount of \$200 with check # 248 from 775 Forest Road, LLC – for tonight's public hearing
- Received Notice of Hearing scheduled for 10/19/23 at 2pm

6:40 pm Review and Approve Letter to Select Board

The planning board went over the draft letter, making some additional edits. **IWaitt motioned to approve. Seconded by CMamczak. Motion passed 5-0-0.**

BSmith arrived at 6:40 pm. TBascom arrived at 6:44 pm.

7:00pm Public Hearing – Minor Subdivision, Map V3 Lot 5

DThimmel called this public hearing to order and went over the rules for such hearing. **MHall** stated that this hearing has been properly posted to all abutters, in the newspaper, on town website, at the post office and town hall. **DThimmel** asked for the applicant, **Heath Mitchell of 775 Forest Road Properties, LLC**, to go over his proposal. **HMitchell** explained that they are proposing to create 2 separate lots and have the possibility to sell the vacant lot. The house has recently been tied into town septic. There is a block retaining wall behind the building with 3 propane tanks. There is an old well on the property.

DThimmel asked for anyone in favor, opposed or indifferent to speak. No hands were raised. **DThimmel** closed the public part of this hearing, the planning board has now entered a deliberative state.

CMamczak motioned to conditionally approve the plan with the following amendments as noted. Plans need to include:

#2 - Update plans to include date, show roads & driveways within 200'

#3 - Surveyor seal missing

#6 - Names & Addresses for abutters, including across the street from lot

#7 - Show wastewater treatment location and note septic hookup location

47 #15 - Soil data
48 #17 - septic hookup location
49 #18 - Well radii
50 #23 - Driveway permit from State for last owner
51 #28 – Note the proposed lots are in ground water protection district
52 Also, add signature blocks for PB & DPW

53 **Seconded by TBascom. Motion passed 7-0-0.**

54

55 **8:00 pm Dennis Ramsey** was present to ask the planning board some questions pertaining to the lot
56 next to his property on Old Bennington Rd. The planning board recommended that he go to the building
57 inspector/code enforcement officer and explain what he has witnessed.

58

59 **8: 20 pm GRainier motioned to adjourn. Seconded by IWaitt. Motion passed 7-0-0.**

Approved 9.11.2023