

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
October 23, 2023

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

Alternates Attending: Nick Zotto

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

TBascom read previous meeting minutes. Amendments are as follows.

Line # 32 change to read 'This is tabled for discussion at the next meeting.'

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

Mail:

- Received 10/16/23 Planning Board's current budget report
- Received updated Zone Map with 4/1/2023 property lines
- Received 10/16/23 updated plans from 775 Forest Road LLC
- Received 10/23/23 check# 263 in the amount of \$211.50 for the remaining balance from Minor Subdivision and check#264 in the amount of \$25 for Hillsborough County Registry of deeds from 775 Forest Road, LLC.

6:35 pm Review of 775 Forest Road LLC's Revised Plans

The planning board went over the updated plans with the list of requested items. The applicant fulfilled all requested items except: septic hookup location on plan and in legend, proposed 2nd well's radii with note stating "placement/conditions of well will be subject to restrictions", and there are two #7 notes on the plans. **DThimmel motioned** to waive the DPW signature line on these plans. **Seconded by GRainier. Motion passed 7-0-0.**

Action Item: **DThimmel** has marked up one of the plans for missing/updating items. He will give to **Ray Cilley** for him to request updated plans for the planning board.

BSmith and RWalling arrived at 7:04 pm.

7:05 pm PCC – Ben Mowatt – Old Bennington Rd, Bicycle Business

Ben Mowatt was present to explain his proposal and obtain guidance from the planning board.

BMowatt explained that he would like to start a rail bike tour business where the train tracks are near RCilley's property on Old Bennington Rd, with a small temporary structure. He wasn't planning on any signage and would operate during daylight hours as there are not lights on the tracks. There would be a porta potty at the location and RCilley is in the process of getting electrical hookup added to the site with the assistance of Eversource. **BMowatt** and his two partners are working with the track owners and NHDOT, along with the Federal Rail Road Commission to obtain any required permits, documentation and lease agreements. The planning board asked for **BMowatt** to complete a business permit application and keep them involved with the permitting process.

46 **7:30 pm Budget Discussion, Final Approval**

47 The planning board discussed the current budget, specifically the legal line item. After a discussion, the
48 planning board made some additional edits to the proposed budget. **DThimmel motioned to approve**
49 **the new budget. Seconded by IWaitt. Motion passed 7-0-0.**

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51 **8:30 pm DThimmel motioned to adjourn. Seconded by IWaitt. Motion passed 7-0-0.**

Approved
10/23