

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
December 4, 2023

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

**Guests Attending:** ZBA Members - Gil Morris, Loren White, Sheldon Pennoyer, Jarvis Adams

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

**TBascom** read previous meeting minutes. Amendments are as follows.

Line # 7 & 26 change 'Grainer' to 'GRainier'

Line # 17 change 'Driver' to 'Driveway'

Line # 26 change 'Floodplain Review regulations' to 'Floodplain Regulations Review'

Line 27 add after 'development' 'An extensive discussion followed regarding FEMA's definition of Floodplain and how it related to the proposed ordinance. This warrant article will go before voters.

**IWaitt motioned to approve as amended. Seconded by DThimmel. Motion passed 6-0-0.**

**Mail:**

- Received DigSafe brochure on Pipeline and Pipeline Facility Safety

**7:00 pm Proposed ADU Warrant Articles with ZBA**

The planning board and the ZBA discussed the ADU RSA (Accessory Dwelling Unit) and what the proposed changes will mean. They discussed editing the allowed number of ADU.

**Foot Notes:**

- Add to definitions – one is allowed anywhere in town, up to three with special exception from ZBA (and strike from each district)
- #15 Add short term rentals by special exception by ZBA
- #9 strike the 2<sup>nd</sup> part

**TBascom motioned to adopt this proposal. Seconded by IWaitt. Motion passed 7-0-0.**

7:09pm **RWalling** arrived.

**8:00 pm GRainier** motioned to adjourn. Seconded by IWaitt. Motion passed 7-0-0.