

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
January 22, 2024

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

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

**DThimmel motioned for NZotto to be full member for tonight's meeting. Seconded by RWalling. Motion passed 5-0-0.**

**NZotto** read previous meeting minutes. Amendments are as follows.  
Line # 17 change '20236' to '2023'

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

**Mail:**

- 1/22/24 Received updated certified mail fees sheet
- Received 12/31/23 Upton & Hatfield, LLP invoice in the amount of \$150, approved by the planning board
- Received 1/18/24 Letter from Gil Morris, chair of the ZBA. He wanted for the planning board to know, from their experiences, the events at Allrose Farm are very quiet and they are in support of this business.

**6:45 pm Allrose Farm – Special Event Permit Renewal**

**BSmith** recused himself prior to the start of this discussion. **Nicole and Nathan Lechman**, owners of Allrose Farm, were both present. **DThimmel** explained that he has heard back from the building inspector, police chief and the ZBA, all of which have nothing but good things to say about this business.

**NLechman** explained some things they have implemented over the years to help with noise such as regulating audio volume levels, including bass, event end times, and ensuring attendees leave the property in a timely manner.

**TBascom motioned** to approve the renewal of this permit with the conditions that the Lechman's have submitted proper records to **MBorden**. **Seconded by GRainier. Motion passed 7-0-0.** The planning board thanked the Lechman's for attending tonight's meeting and for their continued business. The planning board discussed the Special Event Permit renewal being every three years and the burden which that puts on the business owners. **Sheldon Pennoyer** suggested the planning board make an amendment to the Special Event Permit where there is a process in place should a business fail to follow the ordinance. The planning board agreed to work on this to go before voters in 2025.

**CMamczak** arrived at 6:52pm.

**7:08 pm Public Hearings – ADU (Accessory Dwelling Unit) Amendment & Floodplain Amendment**

**DThimmel** opened the public hearing and went over the rules for such hearing. **MHall** stated that this public hearing has been properly posted at the town hall, post office, town website and in the newspaper.

The planning board went over both proposed amendments with the guests attending, including handouts for them to view.

**DThimmel** asked for anyone in favor to speak.

There was no comment from the public regarding the Floodplain amendment.

**SPennoyer**, 81 Fletcher Farm Rd - said that he is in favor of this amendment and thinks it has been well updated. He went on to make a few suggestions. He recommends that there not be a limit to a single story for an ADU. And recommended that, with special exemption, there be a max sq. ft. and to remove the 50% language.

**CMamczak** suggested striking the last 2 sentences of 3B.

**DThimmel** asked for anyone opposed to this proposal to speak, no hands were raised. **DThimmel** asked for anyone neither for or against the proposal to speak, no hands were raised.

**DThimmel** closed the public part of this hearing. The planning board is now in a deliberative state which will continue at the next meeting.

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

Approved 2.12.2023