

Planning Board
Town of Greenfield
Preliminary Meeting Minutes
September 10, 2018
Minutes recorded by RWachenfeld

Members attending: Robert Wachenfeld, Kat Carpenter, Andre Wood, Bob Marshall

Public attending: Sean Higgins

Meeting opened: KCarpenter called the meeting to order at 6:43pm.

Members absent: Ken Paulsen, Angelique Moon

Minutes: The minutes of the meeting of August 20, 2018 and were read by BMarshall
No changes recorded. KCarpenter moved to accept the minutes as written. RWachenfeld
seconded. There was no discussion. All were in favor and minutes were approved.

Old Business:

AWood provided an update on the Action Planning Database. The work is still in process.
Copies of Master Plan Responsibilities were provided to the PB.

7pm: PCC for 8 Slip Rd.

Austin Wheeler, John Wheeler (owner), Heather Peterson (Realtor) present

BMarshall read the PCC guidelines for Sub Division Regulations. JWheeler discussed
converting the property to a 4-family for the rebuild and wanted to know what needed to be done
to complete that. The property is located in the Business District. The board discussed that the
seller should approach Greenfield Code Enforcement Officer Michael Borden to determine
whether a Site Plan Review application or a Zoning Variance application is needed.
RWachenfeld will email MBorden.

8pm: The PB discussed further the issue of AirBnB versus Bed and Breakfast Business.
BMarshall suggested we post a question to Plan Link in regards to this. RWachenfeld will send
out the question. RWachenfeld will also email MBorden regarding Allrose Farm.

AWood moved to adjourn the meeting. RWachenfeld seconded. There was no discussion, all
in favor. The meeting adjourned at 8:43pm.