

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
November 9, 2020

**Members Attending:** Mason Parker, Neal Brown, George Rainier, Robert Marshall, Ben Hale, John Jaillet

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

**MParker** read minutes from previous meeting. Amendments are as follows.

Line # 33, 35 change 'Ned Almond' to 'Ned Olney' and 'NALmond' to 'NOlney'

Line # 34 change 'John Gersh' to 'John Dash'

Line # 38 add 'The planning board asked Crotched Mountain if they had reviewed the town's ordinances and they replied that they have not.'

Line # 36 change to read '4.77-acre parcel of land excluded from their conservation easement, Map R2, Lot 11-4'

Line # 40 change to 'would not be able to approve the proposed subdivision.'

Line # 47 change to 'floor to the owners Tammy'

Line # 48 change '1000' ' to '1000 sq.ft.'

Line # 60 strike 'for'

Line # 61 change 'them' to 'the planning board'

**GRainier motioned** to accept minutes as amended. **Seconded by MParker. Motion passed 6-0-0.**

**Mail:**

- Updated Town of Greenfield contact sheet
- November 2020 SWRPC Highlights

**7:07 pm Allrose Farm – 3-year Special Event Review**

**MParker** introduced **Nathan Leachman**, owner of Allrose Farm, and explained that he was here for a review of his Special Event Permit. **MParker** went on to explain to the planning board that he has been informed by Mike Borden and the chief of police, that there have not been any issues with Allrose Farm's operations. **MParker** explained that the planning board was informed by the ZBA of the variance recently granted to allow them to have more events each year. **NLeachman** explained that without the variance, they would be out of business. **RMarshall motioned to approve. Seconded by GRainier.**

**Motion passed 6-0-0.** **MParker** thanked **NLeachman** for his time and asked for his opinion on the Special Event Permit regulations and the 3-year review. **NLeachman** explained that the first year was very concerning, he was worried that after putting out a lot of money, the possibility that they could lose their permit. The planning board and **NLeachman** discussed some additional challenges with the Special Event Permit, such as, the three-tier and maximum number of attendees including staff members. Changing to max number of 125 – guest attendees. However, shutting off the music at or by 10 pm, following noise ordinances, is not a problem. **RMarshall** thanked **NLeachman** for all of the courage and risks which he took to start his commercial business within a residential area and succeeding, especially

44 in the current economy. **RMarshall** explained that he was very pleased to hear that the ZBA was able to  
45 give the variance for them to be able to move forward.

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47 **7:30 pm Review Town Ordinances Section XIV – Special Event Facility**

48 **MParker** read Section XIV of the Town Ordinance out loud. The planning board discussed some items  
49 within this ordinance which may impact an applicant such as the 3-year review. **MParker** will make  
50 some edits to this ordinance and present to the planning board at the next meeting. The planning board  
51 decided to have a public hearing to get the public's opinion once cleaned up.

52  
53 **Announcements**

54 **MParker** explained that the planning board clerk has not been paid the same hourly rate as in other  
55 boards and is proposing to increase her pay to match other departments. All were in favor of this rate  
56 change. The planning board discussed the 2021 Budget a little further. The consensus of the planning  
57 board was to keep the line items the same as the 2020 Budget.

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59 **GRainier** explained that to the best of his knowledge, the ZBA has not heard from Crotched Mountain  
60 yet.

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62 **8:00 pm MParker motioned to adjourn. Seconded by RMarshall. Motion passed 6-0-0.**