

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
April 12, 2021

Members Attending: Rob Walling, George Rainier, Neal Brown, Mason Parker, Ben Hale, Catrina Mamczak, Dave Thimmell

Alternates Attending: Randy Beltz

6:37 pm RWalling called meeting to order and went over tonight's agenda.

MParker read previous meeting minutes. Amendments are as follows.

Line # 7 change 'Robert Marshall' and 'John Jaillett' to 'Dave Thimmell' and 'Mason Parker'

Line # 23 change 'CMamczak' to 'Catrina Mamczak'

Line # 40 change 'voluntary land merge' to 'voluntary land merger'

MParker motioned to accept minutes as amended. **Seconded by DThimmell. Motion passed 7-0-0.**

6:45 pm Mail:

- Procedure for LLA Packet with edits from Catherine Shaw
- Bill from Upton & Hatfield, LLP (Planning and Zoning; Call with Atty Little re: Christensen; call with Mike Borden
- Business Occupancy Permit from Pickett, with additional note – RWalling will forward to Mike Borden
- Letter from Fernals, Taft, Falby & Little, P.A. regarding the Nickerson LLA, inquiring why the change of date happened for the public hearing. **RWalling** had previously spoken with Norm Nickerson in regards to the date change.
- Letter from Fernals, Taft, Falby & Little, P.A. regarding the right to know for the letter the planning board sent to the ZBA (Zoning Board of Adjustments). This was handled by **MParker** and Aaron Patt.
- Hillsborough County Deeds – Voluntary Land Merger for Wesoly regarding Map R9 Lots 7 & 9. (The rejected one was also attached.)
- Application for LLA from The Kokal Foundation at 243 Cornwell Rd
- Email from EDAC with their list of members; Ray Cilley, Heath Mitchell, Norm Nickerson, Marcus Dube and Janice Pack. **MParker** motioned to nominate all on the list to the EDAC. **Seconded by DThimmell. Motion passed 7-0-0. RWalling** will let them know of the outcome from tonight's meeting.
- New LLA Application from Norm & Linda Nickerson with a check in the amount of \$25. The planning board determined that a public hearing for the Nickerson LLA will be held on April 26th at 7pm.

45 **7:02 pm Review LLA (Lot Line Adjustment) Rules, Regulations and Forms**

46 **RWalling** went over the current LLA rules, regulations and forms with the planning
47 board went over CShaw's recommendations, while making additional edits. **RWalling** motioned to
48 accept all edits. **Seconded by MParker. Motion passed 7-0-0.**

49
50 **RWalling** scheduled a public hearing for the Kokal Foundation's LLA application for May 24th at 7pm.

51
52 **7:51 pm Old Business**

53 **GRainier** explained that he received a letter from the town in regards to the approved tree cutting on
54 Cavender Rd. The letter does not state that the town is interested in the wood.

55 **Action Item:**

56 **MParker** will recommend edits to the new 'Notice of Proposed Tree Removal', to ensure that the land
57 owners know they are able to keep their wood when it is cut.

58 **MParker** will talk with Jim Morris to ensure that he knows that he needs to contact each land owner,
59 notifying them of their right to keep their cut wood.

60 **MParker** will inform the select board chair that the planning board would like to continue regular
61 meetings at the town hall as soon as possible, with public hearings being at the meeting house.

62
63 **GRainier** would like to propose for the town to employ someone who would go through the plats,
64 finding any errors. The LLA Application has a technical fee which is where these costs would be incurred
65 by the applicant. **RWalling** motioned to employ a consultant to review the plats. **Seconded by GRainier.**

66 **Motion passed 7-0-0.**

67 **Action Item:**

68 **RWalling** will contact SWRPC and the town of Peterborough for some references for such person.

69
70 **8:09 pm RWalling motioned to adjourn. Seconded by MParker. Motion passed 7-0-0.**