

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
April 26, 2021

Members Attending: Rob Walling, Neal Brown, Mason Parker, Ben Hale, Catrina Mamczak, Dave Thimmel

Alternates Attending: Randy Beltz

6:30 pm RWalling called meeting to order and went over tonight's agenda. **RWalling** motioned for **RBeltz** to be full member for tonight's meeting. **Seconded by MParker. Motion passed 5-0-0.**

MParker read previous meeting minutes. Amendments are as follows.

Line # 7 change 'Katrina' to 'Catrina'

Line # 8 change 'Thimmell' to 'Thimmel'

Line # 9 change 'Ralph' to 'Randy'

Line # 39 change 'April 24' to 'April 26'

Line # 63 change 'for the town employ' to 'for the town to employ'

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

Mail:

- 4/17/21 Bill from The Monadnock Ledger-Transcript, advertisement for tonight's hearing (Nickerson/Rainier LLA) in the amount of \$71.75.
- Reminder from Catherine Shaw, in regards to Legal fees. After a discussion, the planning board determined this particular bill would not be billed to the applicant due to its nature
- 15 returned certified mail slips, 16 were mailed out for tonight's public hearing

6:40 pm New Business

MParker explained the select board has tentatively scheduled the town offices to be open by May 10th. The first private event at the Meeting House will be in June. **MParker** went over his meeting with Mike Borden in the planning board room to open it up a bit more, making a more open concept area. With all hope, this will be cleaned up and ready for use next month. **MParker** went on to discuss the CIP and some of its recent history.

7:00 pm Public Hearing – Nickerson / Rainier, Map R9, Lots 37, 38, 39-1

RBeltz recused himself from this public hearing as he is an abutter. **RWalling** went over the rules for tonight's public hearing. **MHall** confirmed that this meeting was properly posted at the town hall, post office, newspaper, town website and to all abutters. **MParker** motioned to accept this application as it is a completed application. **Seconded by DThimmel. Motion passed 6-0-1.** **RWalling** opened the floor for **Si Little, attorney for the Nickerson's**, to discuss what they would like to do. **SLittle** explained that they would like to adjust the **Nickerson's** 2 lot lines and that of the **George and Jean Rainier**, adding about 12 acers to the **Rainier** lot. **SLittle** explained that the original lot line with the **Rainier's** has been resolved. He went on to explain that the reason for the LLA is to resolve a lot line dispute. **MParker** asked if there

was a reason for the access to lot 37 being through lot 39-1. **SLittle** explained that it was due to the preference of the **Nickerson's**.

RWalling opened the public part of this hearing and asked for anyone in favor of the proposed LLA to speak now.

Jon Eber - asked what the 2 stakes between the Nickerson and Rainier property with orange ribbon were for. **SLittle** explained this was the area of dispute and are only temporary survey stakes, which will be removed upon the approval of the LLA.

Randy Beltz, Old Bennington Rd - stated that he is in favor of this LLA.

When asked if there were anyone opposed to this LLA, no one raised a hand.

RWalling asked for anyone else to speak.

Scott Newton, 146 Old Bennington Rd - asked if a road way will be put in. **SLittle** explained that neither a roadway nor driveway would be installed.

Jeremy Eggleton, representing the Rainier's – read a digital copy of the letter which the **Rainier's** wrote to the planning board. This letter stated that they are abutters to the **Nickerson's** and have reached an agreement based on a law suit, they accept and are in agreement with this LLA.

RWalling closed the public part of this hearing, the planning board is now in deliberation. The planning board went over Subdivision Regulations Section 6 P, pertaining to LLA. The planning board has concerns with Section 6 P, items 3 and 4 of the LLA Standards. The consensus of the planning board was to complete a site walk due to concerns for lot 36 with the accessway to lot 37. **MParker motioned** to continue deliberations at the May 10th meeting, after a site walk on May 2nd at 2 pm. **Seconded by DThimmel. Motion passed 6-0-1.** **SLittle** stated that the planning board has the permission of the Nickerson's for a site walk. **JEggleton** stated that the planning board has the permission of the Rainier's for a site walk. **MParker** wants to make sure it be known that even though abutters have come to an agreement it does not mean that the planning board has to approve the application.

8:28 pm DThimmel motioned to adjourn. Seconded by BHale. Motion passed 6-0-0.