

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
May 24, 2021

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

Alternate Attending: Randy Beltz

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

MParker read previous meeting minutes. Amendments are as follows.

Line # 42 change 'milar' to 'mylar'

Line # 53 change 'and' to 'as'

RWalling motioned to accept minutes as amended. Seconded by CMamczak. Motion passed 7-0-0.

Mail:

- All 11 certified abutter letters return slips for tonight's public hearing.

6:37 pm Announcements

GRainier stated that the ZBA will meet this Thursday at 6pm for the Chrisenton hearing.

6:39 pm New Business

RWalling explained that the next meeting will be an educational meeting at the town hall in the planning board room.

7:00 pm Public Hearing – Kokal Foundation LLA, Map R6 Lots 3 & 3-9

RWalling went over the rules of tonight's public hearing. **MHall** stated that this public hearing has been properly noticed at the town hall, post office, newspaper and to all abutters. **NBrown motioned to accept the application. Seconded by MParker. Motion passed 7-0-0.** **RWalling** asked for the applicant's representative to explain the proposed LLA (lot line adjustment). **Mike Ploof of Fieldstone Land Consultants, PLLC**, representative for the **Kokal Foundation**, used the plats to explain how the lot lines would change and the reason is to convey some land to the Kokal children.

RWalling open the public part of the hearing and asked for any one in favor of the proposal to speak. There was only one member of the public attending the public hearing.

Mary Ann Pierce, 166 Slip Rd - asked if there would be any new construction. **MPloof** explained that the lots were intended for family only.

RWalling closed the public part of the hearing. The planning board is now in a deliberative state. The planning board agreed that this LLA proposal does fall within the LLA regulations. **MParker motioned to accept the LLA as proposed. Seconded by DThimmel. Motion passed 7-0-0.** The planning board thanked **MPloof** for his time.

45 **7:32 pm GRainier motioned to adjourn. Seconded by RWalling. Motion passed 7-0-0.**

Approved 6.14.2021