

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

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

Alternates Attending: Randy Beltz, John Jaillet

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

MParker read previous meeting minutes. Amendments are as follows.

Line # 20 change to read 'all Covid related capacity modifications'

Line # 33 change 'Nickerson' to 'Nickerson's'

Line # 41 add 'the' before 'fees'

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

Mail:

- Received 8 out of 11 certified letter return slips for tonight's public hearing (Atherton)
- Received Advertising Invoice from the Monadnock Ledger Transcript for tonight's public hearing
- 6/29/2021 receipt for the Nickerson's payment of \$116.76 for remaining fees due from LLA
- 6/30/2021 slip from the Kokal Foundation LLA fees check # 1010 in the amount of \$115.75

6:39 pm Announcements

RWalling stated that he and **Neal Brown** confirmed the monumentation for the Nickerson/Rainier LLA, after some additional modifications were made to them.

RWalling spoke with Mike Borden, who was ok with an accessory dwelling becoming a primary residence after a Lot Line Adjustment for Atherton.

DThimmel arrived at 6:40 pm.

6:45 pm Reports from other boards/committees

GRainier explained that the ZBA met and were able to put together a packet to send to town counsel.

MParker explained that the select board has started their workshops. **MParker** is still working on the CIP and making good progress. He should have a report for the planning board around September 2021.

CMamczak stated that she is now on the Cemetery Committee and is taking minutes as well as cleaning up the files.

7:00 pm Atherton LLA – Map V5 Lot 2 & 18

RWalling called the public hearing to order and went over the rules for tonight's public hearing. **MHall** stated that this public hearing was properly noticed at the town hall, post office, town website, newspaper and to all abutters. **RWalling** motioned to accept the application. **Seconded by DThimmel.**

Motion passed 7-0-0. Dennis McKenney, surveyor for Tammelda Atherton, explained that there are 2

45 current lots, one of which is land locked. **TAtherton** would like to adjust the lot line on the land locked
46 parcel to include the small dwelling. **TAtherton** did go before the ZBA, who granted her a variance to
47 adjust the lot line as long as there was an easement for an accessway to the land locked parcel.

48 **MParker** asked if all lot lines followed the set backs required, **DMcKenney** confirmed. **MParker** wanted
49 to ensure that the applicant know this LLA may affect the taxes for both lots.

50 **RWalling** opened the public portion of the hearing. There were no members of the public attending
51 tonight's hearing. **RWalling** closed the public part of this hearing, the planning board has now entered a
52 deliberative state. **DMcKenny** confirmed that he used #6 rebar which is 60-80" long as monuments with
53 8-10" showing above ground. And that he has already monumented this property. **MParker motioned**
54 **to approve this LLA. Seconded by RWalling. Motion passed 7-0-0.**

55 MHall collected check #1829 in the amount of \$225.77 for the remaining balance of the fees for this
56 application. As well as, check #1830 in the amount of \$25.00 for the LCHIP fee. **NBrown** will send
57 **TAtherton** a 'Paid in Full' Invoice when he sends an approval letter, after all plats and mylar have been
58 received.

59
60 **7:35 pm** The planning board discussed some additional training ideas and some items to work on.

61
62 **7:48 pm** **MParker motioned to adjourn. Seconded by RWalling. Motion passed 7-0-0.**