

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
October 11, 2021

Members Attending: Rob Walling, George Rainier, Catrina Mamczak, Dave Thimmel

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

CMamczak read previous meeting minutes. Amendments are as follows.

Line # 20 change 'for' to 'from'

GRainier motioned to accept minutes as amended. Seconded by DThimmel. Motion passed 4-0-0.

Mail:

- 10/5/2021 Southwest Region Planning Commission – Manual order form, Catherine Shaw ordered 17 hardcopies and 1 eBook.
- 10/11/2021 Email exchange between CShaw and Judith Ierlan in regards to abutters for tonight's Clark public hearing
- Received 10/4/2021 Bill from The Monadnock Ledger for tonight's public hearing for Clark Subdivision
- Received all 6 certified mail slips for tonight's public hearing

6:48 pm The planning board took a recess.

7:00 pm Public Hearing – Clark Major Subdivision Application – Slip Road

The planning board went over this application and allowed for **Chad Branon, of Fieldstone Land Consultants, PLLC**, to address some of their concerns. After some discussion, it was time for the planning board to vote on this application. **RWalling motioned for a vote to accept this application; motion failed 0-4-0.** The public hearing did not occur.

Action Item:

RWalling will send Fieldstone Land Consultants, PLLC and the applicant Richard Clark a letter with the reasons for the planning boards denial to accept the proposed Major Subdivision Application in the upcoming days.

- Reasons for the denial to accept application include but are not limited to:
 - The plats do not clearly define the 4000 sq. ft. septic area.
 - The well radii for each lot is not within each lot. Although a waiver was submitted, the application did not include evidence that the plan would meet the state's waiver requirements, had this been approved by the town of Greenfield.
 - Slopes are not clearly defined on the plans.
 - The general amount of pending item submission on the application checklist left for a lot of open questions.

7:34 pm RWalling motioned to adjourn. Seconded by GRainier. Motion passed 4-0-0.