

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
December 13, 2021

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

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

MParker read previous meeting minutes. Amendments are as follows.

Line # 31-33 strike the two sentences

GRainier motioned to accept minutes as amended. Seconded by DThimmel. Motion passed 5-0-0.

CMamczak read recent site walk meeting minutes. Amendments are as follows.

Line # 15 change 'in tacked' to 'intact'

Line # 20 change 'most' to 'some'

MParker motioned to accept site walk minutes as amended. Seconded by GRainier. Motion passed 5-0-0.

Mail:

- 12/8/2021 Updated Budget sheet, showing the planning board is within budget

6:42 pm Additional Business

RWalling explained that Neal Brown has resigned from the planning board, which leaves an open position for secretary. **RWalling nominated CMamczak** to fulfill the secretary position for the remainder of NBrown's term. **Seconded by GRainier. Motion passed 4-0-1. CMamczak abstained.**

6:45 pm Todd Horner from SWRPC

RWalling introduced **THorner** from the SWRPC, he has also been working with EDAC. **Heath Mitchell** and **Ray Cilley** of EDAC were also present for this discussion. The planning board reviewed proposed warrant article #1, which would adjust the business district to include the Greenfield Inn. The planning board will use the original warrant article, which EDAC created, to present to the public. And will continue to evaluate other potential improvements to the business district with the help of EDAC and SWRPC in 2022. **RWalling motioned** to use the original language in the proposed warrant article #1. **Seconded by DThimmel. Motion passed 5-0-0.** The planning board will schedule a hearing on this for the 1st meeting in January. The planning board will have a joint meeting with **THorner** and EDAC to go over this further.

They all went over the proposed warrant article #2, to change ½ acre minimum to ¼ acre minimum within the business district. **THorner** explained that changing the lot size wouldn't change much as there are still requirements with conforming lots and such. Most of the lots currently in the business district are already ¼ acre or less. **DThimmel motioned** to use the proposed warrant article #2, as written, on the ballot for 2022 town voting. **Seconded by RWalling. Motion passed 4-1-0. GRainier voted no.**

44 They all went over proposed warrant article #3, going over the revised version compared to the original.
45 **RWalling motioned** to put the edited version of this article on the ballot. **Seconded by MParker. Motion**
46 **passed 5-0-0.**
47 The planning board thanked everyone for their help.
48
49 **8:03 pm RWalling motioned to adjourn. Seconded by GRainier. motion passed 5-0-0.**

Approved 1.10.2022