

Town of Greenfield  
Planning Board  
Preliminary Meeting Minutes  
Recorded by Michelle Hall  
January 10, 2022

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

**Alternate Attending:** Iris Waitt

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

**MParker** read previous meeting minutes. Amendments are as follows.

Line # 30 change 'Mitchel' to 'Mitchell'

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

**MParker** arrived at 6:35 pm.

**Mail:**

- 5 out of 6 Certified Letter return slips for tonight's Clark public hearing.
- Ledger Transcript bill for noticing of tonight's public hearings
- Pipe Line and Pipe Safety Brochure
- **RWalling** received some emails for PCC requests, these will be scheduled for upcoming meetings
- **CMamczak** received an email from the Town of Amherst in regards to the Housing Appeals Board

**6:38 pm Announcements from other Boards/Committees**

**CMamczak** read the proposed 2021 Planning Board Report. The planning board made a few additional edits. **MParker** motioned to accept the revised version. **Seconded by GRainier. Motion passed 7-0-0.**

MHall emailed the revised version to Aaron Patt for publication.

**7:00 pm Clark Subdivision Public Hearing**

**MParker motioned** to accept the application as a complete application. **Seconded by RWalling. Motion passed 7-0-0.** **RWalling** opened the public hearing and went over the rules for this public hearing. **MHall** stated that this public hearing was properly noticed at town hall, town website, post office, newspaper and to all abutters. **RWalling** asked for **Carl Foley, Surveyor from Fieldstone Land Consultants, PLLC** to present **Richard Clark's** 2 lot subdivision. **CFoley** pointed out locations of interest during last month's site walk, as well as, proposed well, septic and home locations on the plans. **RClark** explained that he has a strict contract with DH Hardwick & Sons, logging company, to clear most of the trees on the proposed lots; use the lots as a landing for the cutting in the Emma Gipson Forest and to clear all of the debris after. He explained that he intends to leave the small hard woods along the road. **RClark** went on to explain that there will be some light excavation for the septic, power will be in the ground and the driveways will follow state and town regulations.

**RWalling** opened the public part of this public hearing and asked for anyone in favor of the proposal to speak.

**Joe Ellis**, 58 Slip Rd – stated that he thinks this proposal will be a great addition.

**RWalling** asked for anyone opposed to this proposal to speak.

**Judy Ierlan**, 30 Slip Rd- stated that she is concerned about how close the wells and septic would be to the water way behind the property, as well as, any disruption to the hill.

**Joe Ellis**, 58 Slip Rd– wondered about the amount of surface water running onto the road. **CFoley** explained that the plan does meet all state regulations. Though not required, **CFoley** is willing to add the abutter's (Jellis and KKelly) well locations to the plan he will submit to the state for approval.

**Carol Baldwin**, 31 Slip Rd- Her biggest concern is the hill being disturbed and what that could mean for her well source.

**MParker** read a letter from Kathy Kelly of Slip Rd, as she could not attend tonight's meeting. She is concerned with the water runoff from the property and what that could mean for her well as it is close to the road.

**RClark** explained that he is planning on one 3 bedrooms cape style home per lot to stay within the same style as other home on the road. Driveways would be sloped down and back up to prevent water runoff into the road.

**RWalling** closed the public part of the hearing, the planning board entered a deliberative state. The planning board discussed the soils within the proposed lots, being well draining in nature.

**RWalling motioned to conditionally approve the application pending state septic approval, town road cuts and location of the wells, conformation of 75' from abutters wells. Seconded by DThimmel. Motion passed 6-1-0. GRainier voted no.** The planning board thanked everyone for their time.

**8:00 pm Public Hearing for Proposed Warrant Articles & Amendments**

**RWalling** opened the public hearing and went over the rules for this hearing. The planning board went over the proposed Warrant Article #1 - to include the Greenfield Inn to the Business District. There was only one member of the public present, he did not speak in favor or opposed to this matter. **RWalling** closed the public hearing. **RWalling motioned to add to the ballot. Seconded by DThimmel. Motion passed 7-0-0.**

**RWalling** opened the public hearing and went over the rules for this hearing. The planning board went over the proposed Warrant Article #2 – reduce Business District Lot Size to ¼ Acre. There was no public comment. **MParker motioned to add to the ballot. Seconded by DThimmel. Motion passed 7-0-0.**

**RWalling** opened the public hearing and went over the rules for this hearing. The planning board went over the proposed Warrant Article #3 - Adoption of RSA 72:82; temporary tax relief on reinvestment in the Industrial and Business Districts. There was no public comment. **MParker motioned to add to the ballot. Seconded by DThimmel. Motion passed 7-0-0.**

**RWalling** opened the public hearing and went over the rules for this hearing. The planning board went over the proposed clarification to the Monumentation standards. There was no public comment. **MParker motioned to add to the ballot. Seconded by RWalling. Motion passed 7-0-0.**

**8:30 pm GRainier motioned to adjourn. Seconded by RWalling. Motion passed 7-0-0.**