

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
March 25, 2024

Members Attending: Rob Walling, George Rainier, Nick Zotto, Iris Waitt, Catrina Mamczak, Mason Parker, Bow Smith
Alternates Attending: Dave Thimmel

6:40 pm RWalling called the meeting to order and went over tonight's agenda.

IWaitt read previous meeting minutes. Amendments are as follows.

Line # 12 change to read 'to be a full member'

GRainier motioned to approve as amended. Seconded by BSmith. Motion passed 6-0-0.

Mail:

- 3/19/2024 Updated Budget Report for the planning board
- Received letter from SWRPC looking for feedback on their 10 Year Plan, Transportation Improvement Projects on May 17th

6:45 pm Select Planning Board Positions

BSmith nominated RWalling for Chair. Seconded by GRainier. Motion passed 6-0-0.

GRainier nominated NZotto for Vice Chair. Seconded by BSmith. Motion passed 7-0-0.

GRainier nominated CMamczak for Secretary. Seconded by NZotto. Motion passed 7-0-0.

MParker nominated DThimmel to be an Alternate. Seconded by CMamczak. Motion passed 7-0-0.

GRainier nominated Randy Beltz to be an Alternate. Seconded by RWalling. Motion passed 7-0-0.

7:00 pm Review Proposes for Open Space Amendments

MParker went over some history of Open Space as it was created to attract builders. The planning board went over the math break downs for additional dwelling units and what the proposal, if amended, would look like. It was determined that, if the planning board wants to move forward, they pick a few lots and do some mock sketches to get an idea of what open space could look like. The planning board will take a look at 10 acre and larger lots and work on this over the summer.

MParker suggested that the planning board impose an impact fee which was passed several years ago but has not been enacted. Mike Borden would collect this starting at the building permit process.

Action Items:

DThimmel & BSmith will work on the excavation project and business concerns. **MParker** will work on researching the impact fee.

GRainier has started work on lot definitions. This will be worked on at the next meeting.

8:15 pm NZotto motioned to adjourn. Seconded by RWalling. Motion passed 7-0-0.