

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
August 10, 2026

Members Attending: Jim Fletcher, George Rainier, Randy Beltz, Bruce Jones, Susan Stockwell

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

SStockwell read previous meeting minutes. Amendments are as follows

Line # 19 change to read 'has a discussion about the sidewalks'

Line # 22 change 'fire station' to 'school'

Line # 29-30 strike

Line # 45 change 'Regulation' to 'Ordinance'

GRainier motioned to approve as amended Seconded by BJones. Motion passed 5-0-0.

6:36 pm Mail

- There was no mail today

6:37 pm Reports from Other Boards and Committees

GRainier mentioned that the select board has discussed possibly adopting a private road regulation which refers to Class V roads as well.

6:39 pm General Business

Zoning Ordinance Adjustment: The planning board discussed items such as: frontage regulations, housing, permanent buildings, Crotched Mountain District, business definitions. Business district – use regulations.

Action Item: **JFletcher** will reach out to Mike Borden to see if he is available to attend the next planning board meeting with the ZBA.

CIP Procedure: **JFletcher** went over 3 different options for worksheets to give to each department head to help with preparing the CIP.

Action Item: **JFletcher** will ask for Wendy to send him the digital copy of the worksheets.

Master Plan: **RBeltz** mentioned that the Master Plan needs to be updated every 10 years and was wondering if it was tracked at all. **GRainier** explained that it is supposed to be updated every 10 years but the town is able to tweak it during those 10 years if need be.

Action Item: **JFletcher** will draft a letter to the select board regarding a planning board member who has only verbally resigned, not formally. The select board will need to formally remove him from the planning board.

7:36 pm GRainier motioned to adjourn. Seconded by SStockwell. Motion passed 5-0-0.