

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
July 27, 2026

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

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

RBeltz read previous meeting minutes. Amendments are as follows
Line # 44 change 'They' to 'The planning board'

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

6:34 pm Mail

- SWRPC Commission Highlights July 2026

6:38 pm Reports from Other Boards and Committees

The select board had a discussion about sidewalks. There were roughly 15-18 people in attendance. The current sidewalk, from the Greenfield Inn going up the hill, is nothing more than a swale but the state has agreed to allow the town to repave the swale to create a more adequate walking path. At some point the select board will address the sidewalk, or lack thereof, from the school to the school.

GRainier said that the select board did approve the speed limit to be reduced to 25mph on Miner Rd as requested by the DPW.

Music on the Common got rained out and was able to be moved, seamlessly, to inside the meetinghouse.

6:45 pm General Business

Unfinished Business:

Application Review: **IWaitt** went over the edited Lot Line Adjustment she had prepared. The planning board discussed and made some further edits. **IWaitt** will make the updates and will share with the planning board at the next meeting.

Letter regarding business permit: **JFletcher** shared the letter which he created for a resident, he will send out soon.

CIP Procedures: **JFletcher** suggested creating a form to send to all of the town departments to help the planning board with completing the CIP. **Action Item:** **GRainier** will look to see if there is a current form and will provide to **JFletcher**. **JFletcher** will create such form if there is not currently one.

PB Case List, PB Procedures, Zoning Ordinance Adjustment and Master Plan: tabled until a later date.

New Business:

45 PCC request from Mark Dube: The planning board advised him that they can not meet with him unless
46 he is the applicant/property owner or legally designated agent for the owner of the lot in question.
47
48 **8:18 pm RBeltz motioned to adjourn. Seconded by JFletcher. Motion passed 6-0-0.**

Approved 8.10.2026