

Town of Greenfield
Planning Board
Preliminary Meeting Minutes
Recorded by Michelle Hall
August 24, 2026

Members Attending: Jim Fletcher, George Rainier, Iris Waitt, Bruce Jones, Susan Stockwell
Guests Attending: Tim Foley, Mike Borden, Gil Morris, Jarvis Adams

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

6:30 pm PCC – Tim Foley, Whitetail Enterprises LLC: Map R7 Lot 11-1

JFletcher introduced the planning board to **TFoley** and asked him to explain what he would like to do.

TFoley explained that he would like to run a small online business of selling everyday household items as well as firearms from his barn. The business which he is interested in buying has been in business for over 15 years, primarily local to Texas and profitable. **TFoley** does have cameras with lights on his property and he will not have any signage. He is currently working on obtaining his federal firearms license. **JFletcher** explained the restrictions for a Home-Based Business, which **TFoley's** proposal meets.

GRainier motioned to have a site walk on 9/6/26 at 10am. Seconded by BJones. Motion passed 5-0-0.

6:45 pm JFletcher read previous meeting minutes. Amendments are as follows

Line # 22-23 strike 'a' before 'private' and 'also'

Line # 41 remove 'and' after 'resigned'; add '.' After 'formally' and change 'the' to 'The'

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

6:50 pm Mail

- Received Business Occupancy Permit Application from Timothy Foley of Whitetail Enterprises LLC for Map R7 Lot 11-1
- Received Business Occupancy Permit Application from Leslie Johnson and Jeremy Gagnon of Zekey Beans Farmstand and Goodies. After reviewing the application, **BJones motioned to approve the application. Seconded by SStockwell. Motion passed 5-0-0.**

6:55 pm Reports from Other Boards and Committees

GRainier mentioned that the select board had their meeting at the Meetinghouse last week and State Rep. Ricciardi was present. **GRainier** shared her flyer with the planning board.

JFletcher stated that he had met with Ray Cilley who would like to restart the EDAC. There would need to be one member of the planning board on the EDAC.

7:20 pm Zoning Regulation Changes with Zoning Board of Adjustment

GMorris provided the planning board with a list of items to discuss about correcting in the zoning ordinance. The following was discussed:

Home produce and products: maybe reference the Homestead Law

44 Housing: should the town look into something regarding tiny homes with power, water and sewage
45 connections. Maybe change add: all residential building being permanent?

46 Districts: Business- "The planning board has the responsibility to request an impact analysis from the
47 business." Should this be moved to another section?

48 Business Occupancy Permit Application: correct the wording everywhere so that it is accurate to the
49 actual application.

50 CMRED: remove from lots district with the exception of Map R2 Lots 11 and 11-2

51 Create a moratorium on AI data centers, giving the planning board a year to create an ordinance.

52 Special Event Facility Ordinance: ZBA met with Allrose Farm regarding an adjustment to the maximum
53 number of attendees from 125 to 150, which they approved. Take out the limit on attendees, event days
54 and events throughout the year from this ordinance. Maybe reach out to Frank Shea about this as well.

55
56 **8:22 pm IWaitt motioned to adjourn. Seconded by GRainier. Motion passed 5-0-0.**

Approved 9.14.2023