

Planning Board

Minutes of Meeting 12/10/2025

Attendees: Members Jim Brodeur, Emily Yazwinski, Sarah Bartholomew, Dave Curtis

Call to Order: The meeting was called to order at 6:30 PM by Chairman Brodeur.

Review of minutes: Liz was not in attendance, so minutes to be reviewed at next meeting.

Correspondence:

1. Greenfield –221 Leyden Rd., construction of a 60' x 80' dry storage space
2. Greenfield - 260 Silver St., special permit for a 20% reduction of the required setback
3. Greenfield – Petty Plain Rd., to allow a dog training facility
4. Greenfield – ADU amendments

Review of Potential draft, based upon last meeting, on citizens' request for a proposal to alter section 2.3 of the zoning bylaws, "lot and yard requirements", decreasing lot setbacks by right without special permit, and related site plan review considerations.

Green Communities criterion for State acceptance. State is looking to enforce a one-year maximum decision process for solar projects.

Status of Attorney General submission of Bylaw Amendments after Town Meeting - 60 day Attorney General's response deadline, which is now January 1, 2026.

Report on current floodplain overlay district activity by the Select Board.

Update on electromagnetic effects from Eversource "smart meter" concerns - Nov. 13 talk by Dr. Kent Chamberlain at the Greenfield middle School. It is \$34/month to "opt out" of the new household meter installation.

Next Meeting: Wednesday, January 14 at 6:00. Meeting times changed to 6:00 pm.

A motion by, Emily with a second by Dave to close the meeting, was voted unanimously in favor by all members present, at 7:14 p.m.

Respectfully Submitted,

Sarah Bartholomew, Clerk