



William F. Martin
Mayor

City known as the Town of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
EricT@greenfield-ma.gov • www.greenfield-ma.gov

Members:
Twarog, Eric
Director, Planning & Dev.

Desorgher, Virginia (2016)
Moscaritolo, David (2016)
Pottern, Jamie (2016)
Roberts, Charles (2017)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of December 17, 2015

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Chairperson at 7:03 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternates David Moscaritolo and Charles Roberts

ALSO PRESENT: Peter Earl and James Lunt

ABSENT: Linda Smith, Vice-chair

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Moscaritolo, and voted 4:1:0 (Pottern abstained) to approve the meeting minutes of November 5, 2015 and December 3, 2015.

Site Plan Review:

- a. Application of Jojonomo, LLC DBA BeFit for property located at Unit A, 298 Federal Street (Assessor's Map 95, Lot 1, Unit A), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8(B7) and 200-8.4 of the Zoning Ordinance to allow a fitness facility at this location.

The Applicant presented the proposed project to the Board. The Board discussed the application and the need for bicycle parking at the fitness center. The Board also discussed parking.

MOTION: Moved by Touloumtzis, seconded by Moscaritolo, and voted 5:0 to approve the application of Jojonomo, LLC DBA BeFit for property located at Unit A, 298 Federal Street (Assessor's Map 95, Lot 1, Unit A), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8(B7) and 200-8.4 of the Zoning Ordinance to allow a fitness facility at this location with the following conditions:



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- 1. The Applicant shall provide parking for a minimum of ten (10) bicycles; and**
- 2. The Applicant shall submit 4 sets of a revised site plan that delineates which parking spaces will be utilized for the fitness center (forty (40) percent of the total parking available) within thirty (30) days of approval.**

Discussion Items:

- a. Discussion of a Potential Zoning Amendment to allow Medical Marijuana Dispensaries within the Rural Residential (RC) Zoning District.

The Board discussed the pros and cons of this potential zoning amendment. The Board reached consensus for citizens to move forward such an amendment through the citizen petition zoning amendment request process.

- b. Discussion of whether to bring Approval Not Required Plans before the full Planning Board.

The Board discussed to pros and cons of having all ANR plans go before the full Board for endorsement. The Board reached consensus to continue this discussion at the next meeting.

Adjournment:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 8:52 p.m.

Respectfully Submitted,

Virginia Desorgher
Greenfield Planning Board