



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 January 21, 2016

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Chairperson at 7:00 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternate Charles Roberts

ALSO PRESENT: Aviva Luttrell of the Greenfield Recorder

ABSENT: David Moscaritolo, Alternate

Approval of Minutes:

MOTION: Moved by Smith, seconded by Pottern, and voted 4: 0 to approve the meeting minutes of January 7, 2016 as amended.

Action Items:

- a. Planning Board Recommendation on the Potential Sale of Town-Owned Property (Parcel R24-21).

Wedegartner stated that key departments and boards/commissions get to comment within a 30-day comment period on the potential sale of town-owned property. The three home owners that have requested to buy this property do have existing driveways that cross over this town-owned land. Wedegartner stated that Director Twarog recommended that a portion of the subject property at the corner of Fairview Street and Laurel Street Extension be retained to allow for potential future intersection improvements.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the Town Council on the potential sale of Parcel R24-21, excepting if the Town has an interest in a portion of the parcel at the intersection of Fairview Street and Laurel Street Extension for possible future intersection improvements.

Discussion Items:



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)

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

Wedegartner stated that the project proponents' potential site is located within the Zone 3 area of the Mill Brook public water supply wells. They need to further study the area and will not be presenting to the Board this evening.

b. Further Discussion of Next Steps on the Proposed Accessory Dwelling Unit Ordinance.

Wedegartner proposed that the Board review the language of the proposed Accessory Dwelling Unit Ordinance at the February 4, 2016 meeting of the Board. Smith had previously noted some contradictory language between sections. Wedegartner will disseminate the latest version of the proposed draft ordinance to the Board. Wedegartner had previously sent out a draft flyer and Q&A sheet and got Board feedback on suggested edits. Wedegartner recommended both a daytime and evening public informational session in February/March or both in March. Wedegartner stated that the Town Council would like this to move forward. The Board agreed that the presentation should include proactive education about setbacks.

c. Further Discussion of a potential zoning amendment to allow large-scale ground-mounted solar PV within the Urban Residential (RA) Zoning District.

Wedegartner stated that per a conversation with Director Twarog, rezoning a portion of the Meadows Golf Course to General Commercial (GC) to allow for PV would not constitute spot zoning. She added that she would like to clarify with Director Twarog if this would involve just changing the Zoning Map or changing the Zoning Ordinance or both. Smith suggested that the Board shouldn't take the lead role on such an initiative, instead focusing on things like the proposed ADU Ordinance that derive from the Master Plan. There was Board consensus in support of this viewpoint. Wedegartner will advise the project proponents to seek a citizen petition or Town Council sponsor approach.

Board and Staff Reports:

ANR's – Wedegartner stated that Director Twarog got some feedback from the Massplanners listserv that the whole Board should be approving ANR plans but that the Board can authorize a lone signatory of the plans. A legal opinion from Town Counsel has been sought. If the Board doesn't get the legal opinion by the February 4th meeting, then the Board will go with using the whole Board for ANR approvals.

LID Working Group – The FRCOG has been working on potential LID regulations for Greenfield and has asked for the LID Working Group to set up a meeting to review these for the 2nd or 4th week in February. Charles Roberts will be the Planning Board representative with Smith and Wedegartner as backups.



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)

Citizen Planner Training Collaborative – Wedegartner noted that the annual training conference will be held on Saturday, March 19, 2016 and encouraged the Board members to attend.

Adjournment:

MOTION: Moved by Pottern, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 8:35 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk
Greenfield Planning Board