



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 March 17, 2016

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Chairperson at 6:35 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; George Touloumtzis, Clerk; Jamie Pottern and Alternate David Moscaritolo

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Aviva Luttrell of the Greenfield Recorder; and members of the public

ABSENT: Virginia Desorgher and Alternate Charles Roberts

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Smith, and voted 3:1: 0 (Pottern abstained) to approve the meeting minutes of March 3, 2016.

ZBA Recommendations:

- a. Application of Alain Mollard for property located at 19 Church Street (Assessor's Map 67, Lot 6), which is located in the Semi-Residential (SR) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the change, extension or alteration of a legal nonconforming use at this location.

The Board had no issues with this request.

MOTION: Moved by Pottern, seconded by Smith, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Alain Mollard for property located at 19 Church Street (Assessor's Map 67, Lot 6), which is located in the Semi-Residential (SR) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the change, extension or alteration of a legal nonconforming use at this location by increasing the footprint of the deck and stairs at the rear entrance.



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- b. Application of Carl Kingsley III for property located at 707 County Club Road (Assessor's Map R17, Lot 61), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 20 panel 5.2 kW ground-mounted solar photovoltaic system at this location.

The Board discussed screening of the array from neighboring properties.

MOTION: Moved by Smith, seconded by Pottern, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Carl Kingsley III for property located at 707 County Club Road (Assessor's Map R17, Lot 61), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 20 panel 5.2 kW ground-mounted solar photovoltaic system at this location with the recommendation that the ZBA consider proper screening of the proposed array from neighboring properties.

Action Items:

- a. Application of P.D.V., Inc. for ANR Plan Approval for the Creation of a Non-buildable Lot at 32 Maple Street (Parcel 67-47).

Director Twarog reviewed the criteria necessary to approve an ANR plan with the Board, specifically M.G.L. Ch. 41, s 81L. The Board reached consensus that the request for ANR plan approval met the required criteria.

MOTION: Moved by Smith, seconded by Pottern, and voted 4: 0 to grant approval of the application of P.D.V., Inc. for ANR Plan Approval for the Creation of a Non-buildable Lot at 32 Maple Street (Parcel 67-47).

Presentation and Q & A on Accessory Dwelling Units

Wedegartner gave the PowerPoint presentation on Accessory Dwelling Units.

Discussion Items:

- a. Proposed Zoning Amendment for Town Council Consideration.

Director Twarog stated that a light manufacturing company that is currently not located in Greenfield would like to locate in Greenfield, specifically within the Office (O) District. The Office District currently does not allow the use "light industry, manufacturing or processing plant". Director Twarog



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asked the Board to consider forwarding a zoning amendment to the Town Council to allow the use “light industry, manufacturing or processing plant” by right or by special permit. The Board reached consensus that the Office District is suitable for the proposed use and made the following motion:

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 4:0 to forward the following zoning amendment to the Town Council to initiate the zoning amendment process: to allow the use “light industry, manufacturing or processing plant” by special permit within the Office (O) District.

Adjournment:

MOTION: Moved by Pottern, seconded by Smith, and voted 4:0 to adjourn the Planning Board meeting at 8:43 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development