



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 July 7, 2016**

**Department of Planning and Development**  
**114 Main Street, Greenfield**

The meeting was called to order by the Planning Board Chairperson at 7:04 p.m.

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; George Touloumtzis, Clerk; and Alternates David Moscaritolo and Charles Roberts

**ABSENT:** Jamie Pottern

**ALSO PRESENT:** Eric Twarog, Director of Planning and Development; and Bob Sunderland, Greenfield YMCA.

Wedegartner moved Alternate David Moscaritolo up as a voting member.

Approval of Minutes:

**MOTION:** Moved by Touloumtzis, seconded by Desorgher, and voted 4:0:1 (Smith abstained) to approve the meeting minutes of June 2, 2016 as amended.

ZBA Recommendations:

- a. Application of Eric Lapointe for property located at 201 Hope Street (Assessor's Map 18, Lot 24), which is located in the Urban Residential (RA) 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 35 panel 10.15 kW ground-mounted solar photovoltaic system at this location.

The Board discussed the lack of information on the proposed height and area of the ground-mounted solar photovoltaic system.

**MOTION:** Moved by Moscaritolo, seconded by Smith, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Eric Lapointe for property located at 201 Hope Street (Assessor's Map 18, Lot 24), which is located in the Urban Residential (RA) 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 35 panel 10.15 kW ground-mounted solar photovoltaic system at this location with



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**the condition that the Applicant supply dimensional information and the correct spec sheet of the proposed system to the ZBA.**

- b. Application of Decker Machine Works, Inc. for property located at 201 Munson Street (Assessor's Map R41, Lot 36B), which is located in the Office (O) Zoning District, for a special permit pursuant to Sections 200-4.10(C9), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to use the property for light industry, manufacturing and processing at this location.

The Board had no issues with this request.

**MOTION:** Moved by Desorgher, seconded by Smith, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Decker Machine Works, Inc. for property located at 201 Munson Street (Assessor's Map R41, Lot 36B), which is located in the Office (O) Zoning District, for a special permit pursuant to Sections 200-4.10(C9), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to use the property for light industry, manufacturing and processing at this location.

Discussion Items:

- a. YMCA – Proposed Zoning Map Amendment.

Bob Sunderland, Executive Director of the Greenfield YMCA, reviewed his request with the Board. The line between the Central Commercial (CC) District and the Semi-Residential (SR) District is between the YMCA at 451 Main Street and the Zion Korean Church at 463 Main Street. A commercial parking lot is not allowed within the SR District but is allowed by right within the CC District. The property at 473 Main Street next to the church is currently for sale. The YMCA is interested in purchasing this property for the creation of 50 parking spaces for the YMCA. The intent would be to construct a pocket park in the existing front yard area with the 50 parking spaces in the back of the pocket park. Due to the parking deficit created by the new county courthouse project, the YMCA is looking at alternatives to deal with the increased parking demand the YMCA. Mr. Sunderland stated that the YMCA is the largest draw in Downtown Greenfield with approximately 1,000 visitors per day. About 54 percent are from areas outside of Greenfield. The request is to rezone both 463 and 473 Main Street to Central Commercial. Wedegartner expressed concerns that this request may be premature. She stated that they should wait until the announcement of the funding for the proposed parking garage is made. If funded, utilization rates should be studied once the parking garage is constructed and used for a period of time. The Board discussed parking issues in Downtown Greenfield.

Action Items:

- a. Application of Richard C. Bishop; Agent for Abutters Timothy & Melanie Smith, Mary R. Dillensneider, and Paul A. Siano; for ANR Plan Approval for Parcel R24-21 off Laurel Street.



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**MOTION:** Moved by Desorgher, seconded by Moscaritolo, and voted 5:0 to approve the application of Richard C. Bishop; Agent for Abutters Timothy & Melanie Smith, Mary R. Dillensneider, and Paul A. Siano; for ANR Plan Approval for Parcel R24-21 off Laurel Street.

b. Annual Reorganization.

Wedegartner announced that this is her last year on the Planning Board. Touloumtzis suggested that this may be a good opportunity for Linda Smith to take the role of chair and Roxann Wedegartner to take the role of vice-chair for the purpose of teaching/mentoring. Smith stated that due to her current commitments, she would not have adequate time to dedicate to being the chair. She stated that she would be willing to attend meetings with Wedegartner when available.

**MOTION:** Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to nominate Roxann Wedegartner as Chair and Linda Smith as Vice-chair.

**MOTION:** Moved by Desorgher, seconded by Smith, and voted 5:0 to nominate George Touloumtzis as Clerk.

Discussion Items Continued):

b. Proposed Housekeeping Zoning Amendments.

Director Twarog asked the Board when they would like to take up the 5-6 housekeeping zoning amendments that need to move forward. The Board responded that the discussion of the proposed housekeeping zoning amendments could take place beginning in the second meeting of August. Director Twarog asked for confirmation on the Board members who volunteered to be on the two approved zoning working groups, one on amending the parking regulations and the other to amend the use schedules. Touloumtzis confirmed that he would like to be on the parking working group. Smith also volunteered to be on this working group. Wedegartner and Desorgher confirmed that they would like to be on the use schedule working group.

Adjournment:

**MOTION:** Moved by Desorgher, seconded by Moscaritolo, and voted 5:0 to adjourn the Planning Board meeting at 9:48 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development