



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 (2019)  
Moscaritolo, David (2019)  
Pottern, Jamie (2018)  
Roberts, Charles (2017)  
Smith, Linda (2019)  
Touloumtzis, George (2018)  
Wedegartner, Roxann (2017)

**GREENFIELD PLANNING BOARD**  
**Minutes of October 20, 2016**

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

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

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternate David Moscaritolo

**ABSENT:** Linda Smith, Vice-chair and Alternate Charles Roberts

Wedegartner moved Alternate Moscaritolo up as a voting member.

Approval of Minutes:

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 5:0 to delay the approval of the meeting minutes of October 6, 2016 until November 17, 2016.

Public Hearing:

- a. **7:00 p.m.** (Continued from October 6, 2016): Application of Marcia L. Vincent for property located at 907 Bernardston Road (Assessor's Map R12, Lot 1), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.18 and 200-8.3 of the Zoning Ordinance in order to allow the construction of a Detached Accessory Dwelling Unit at this location.

The following were present for the public hearing: Marcia Vincent, Applicant; Lynne Ballard; Patrick Devlin; Diana Roberts; Priscilla Caouette; Attorney Alan Seewald; David Singer; Norman Hirschfeld; Bill Childs; Leslie Cook; Phillip Tehan; Aviva Luttrell, Greenfield Recorder; and members of the public. Wedegartner opened the continued public hearing at 7:05 p.m. Wedegartner read departmental review comments from the following: Department of Planning and Development, Department of Public Works, the Board of Health, and the Zoning Board of Appeals. Ms. Vincent stated that she has been considering alternatives for additional unit or dividing land. Attorney Seewald stated that any required screening should be on the applicant's property. Attorney Seewald stated that since this is a special permit application, the Board is not obligated to approve. Attorney Seewald further stated that the application should be denied because Section D14 of the Accessory Dwelling Unit Ordinance requires connection to an existing septic system; because the application is inadequate. It needs to be complete as per Section 200-8.4 (B1) of the Zoning Ordinance. Ms. Vincent responded that her application was reviewed by the Director of Planning and Development Eric Twarog and that it was deemed complete. Further, Director



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Twarog stated that a separate septic system could be installed for the ADU. Mr. Devlin reiterated the points made in his handout, and he claimed there is already an existing apartment above the garage. Wedegartner and Ms. Vincent stated that an inspection was done by the Inspector of Buildings and the Director of Planning and Development concluding that there is not a separate unit above the garage. David Singer stated that he feels that there should have been clearer rules and regulations for detached ADU's and believes that a decision cannot be made on this application with the information provided. Priscilla Caouette expressed concerns that the ADU ordinance can have unintended consequences of making rural parts of the town feel not rural. Norman Hirschfeld stated that the ADU ordinance does not take into account high water table drainage problems. Bill Childs said he had worried about the detached aspect of the ADU ordinance, had thought it would follow the same rules as for a subdividable lot which would need 200 feet of additional frontage. Steve Ronhave inquired if the Board has all the information it needs from the submitted site plan necessary to make a decision. Leslie Cook stated that she lives across the street and asked what the detached ADU's will look like and how will they fit in with existing structures. She also expressed the value of open space and the rural feeling. Phillip Tehan asked about access for emergency vehicles. Ms. Vincent responded that there is sufficient clearance to use the existing driveway. Silas Cutler also expressed concerns about access for emergency vehicles. Moscaritolo asked for clarification relative to Attorney Seewald's references in the Zoning Ordinance. Desorgher asked Mr. Devlin about details of flooding on his property. Wedegartner asked Ms. Vincent if she had considered other locations on her property for the detached ADU. Ms. Vincent responded that if the ADU was placed further back it would be more visible to Devlin and Ballard. Wedegartner recommended that Ms. Vincent provide additional details to include the following:

- Location and dimensions of any proposed walkway to the ADU;
- Better description on the site plan of the lighting for the walkway and the house;
- Potential siting of a septic system, pending deep hole and perc tests;
- Siting of utilities (water, sewer, electric) - underground or poles (where would pole/poles go?); and
- Any planned screening between Devlin/Ballard's house and her house.

**MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to continue the public hearing to Thursday, November 17, 2016 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street.**

Site Plan Review

- a. Application of Lundgren Honda for property located at 409 and 425 Federal Street (Assessor's Map 108, Lots 43 and 46), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Section 200-8.4 of the Zoning Ordinance in order to allow the expansion of Lundgren Honda at this location.

The Following project proponents were present: Brian Nelson, Project Engineer from MetroWest Engineering, Inc.; and Vito Tarantino. Mr. Nelson presented the proposed project to the Board. He



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stated that they would regrade the parking area to smooth out the 3 foot difference between 409 and 425 Federal Street which will result in more retention of water on-site. Wedegartner inquired if the environmental issues at 425 Federal Street have been resolved. The project proponents responded yes. Lighting will be shut off at 10:00 p.m. Touloumtzis inquired on whether there will be any light spill over onto 104 Silver Street. The Project proponents commented that the three lights in that area could be baffled. The project proponents informed the Board that the off-street parking spaces dedicated for the public and employees will to be nine (9) feet wide and the display spaces will be eight (8) feet wide as per a discussion with the Director of Planning and Development.

**MOTION:** Moved by Desorgher, seconded by Pottern, and voted 5:0 to approve the application of Lundgren Honda for property located at 409 and 425 Federal Street (Assessor's Map 108, Lots 43 and 46), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Section 200-8.4 of the Zoning Ordinance in order to allow the expansion of Lundgren Honda at this location with the following conditions:

1. The Applicant shall combine 409 Federal Street and 425 Federal Street into one lot through the Approval Not Required (ANR) plan process through the Planning Board; and
2. The three (3) lights adjacent to 104 Silver Street shall be equipped with full cutoff shields to limit the light onto the residential property.

Action Item:

- a. Planning Board Recommendation on the Potential Sale of Town-Owned Property (A portion of Parcel 32-2).

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the Town Council on the potential sale of Town-Owned property (a portion of Parcel 32-2) with the condition that the area will be subject to an access easement for the Town of Greenfield in case the Town needs that flat area to access the back portion of the property.

Adjournment:

**MOTION:** Moved by Desorgher, seconded by Touloumtzis, and voted 5:0 to adjourn the Planning Board meeting at 10:14 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk  
Greenfield Planning Board