



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 February 2, 2017**

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

The meeting was called to order by the Planning Board Chairperson at 7:08 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:** Applicant Bill Goldfarb; Aviva Luttrell of the Greenfield Recorder, and members of the public

**ABSENT:** Alternate David Moscaritolo

#### Approval of Minutes:

**MOTION:** Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the meeting minutes of January 19, 2017.

#### ZBA Recommendation:

- a. Planning Board Recommendation to the ZBA on the application of Lefty's Brewing Company for property located at 301-307 Wells Street (Assessor's Map 88, Lot 18), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.1(D4) and 200-8.3 of the Zoning Ordinance in order to allow a pouring room at this location.

The following project proponent was present: Bill Goldfarb, owner of Lefty's Brewery. Mr. Goldfarb gave an overview of the project to the Board. He stated that the Farmer Brewery license allows breweries to provide up to two (2) ounce samples for free. Brewery tours are becoming more popular encouraging tourist day trips. Another trend in the craft brewing industry is "flights" which typically are 4-5 ounce samples served in "tasting rooms", also termed tap rooms. Customers have been increasingly requesting this type of service which made him inclined to take advantage of the Farmer Brewery Pouring Permit established in Massachusetts in 2013. Mr. Goldfarb stated that because his brewery is located in a mixed use residential area, he is seeking feedback on closing times. Roberts raised the question on whether on-street parking can count toward the required off-street parking requirements. Without the on-street parking spaces, the proposed number of off-street parking spaces falls short of the required number for the use category "restaurant, tavern, club, or other places



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“serving food or beverages.” The Board also referenced Section 200-6.5 (A4) of the Zoning Ordinance which allows the Zoning Board of Appeals to reduce the required off-street parking requirements through a special permit. Smith inquired about bicycle parking. Mr. Goldfarb replied that it is his intent to make a custom built bike rack fashioned from barrels and place it near the front door between the building and the sidewalk. The need for handicap parking was raised by the Board. Mr. Goldfarb responded that he plans on having a handicap space adjacent to the salon nearest the sidewalk handicap space. The Board advised the Applicant that one handicap space needs to be van accessible.

**MOTION:** Moved by Desorgher, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Lefty’s Brewing Company for property located at 301-307 Wells Street (Assessor’s Map 88, Lot 18), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.1(D4) and 200-8.3 of the Zoning Ordinance in order to allow a pouring room at this location with the recommendation that the ZBA consider reducing the off-street parking requirements given the opportunities for shared parking at this location.

Board and Staff Reports

Wedegartner stated that the Board will address the proposed amendments to the Corridor Overlay District and remaining two proposed housekeeping amendments at the first March meeting. Desorgher asked the members of the Parking Regulation Working Group to consider awkward curb cut near handicap space near Davis Street. Pottern asked if the group would discuss the Conway School of Landscape Design’s recommendations. Wedegartner reported that the Use Regulation Working Group has finished its work and will forward its recommendations to the Planning Board for consideration. Wedegartner recommended delaying submission to the Town Council until the other recent proposed zoning amendments have gone through the process. Desorgher shared materials from the FRCOG relative to the recent amendments to M.G.L. Ch. 40A. She stated that she spoke with Director Twarog about the amendments. Director Twarog will research this to see if any amendments to the Greenfield Zoning Ordinance will be required.

Adjournment:

**MOTION:** Moved by Smith, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 8:15 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk  
Greenfield Planning Board