



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 June 1, 2017**

**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; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternate David Moscaritolo

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

**ALSO PRESENT:** Eric Twarog, Director of Planning and Development

Approval of Minutes:

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 3:0:2 (Touloumtzis and Moscaritolo abstained) to approve the meeting minutes of May 4, 2017.

ZBA Recommendations:

- a. Application of Rachael Jaquay for property located at 17 Frederick Road (Assessor's Map 86, Lot 26D), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C17) and 200-8.3 of the Zoning Ordinance for an animal kennel license to allow daytime dog play groups of up to ten (10) dogs at this location.

The Board discussed the urban environment of the neighborhood of the proposed use and the close proximity to Oak Court residents. The Board discussed noise issues particularly for the residents of Oak Courts. Touloumtzis inquired if the tenants of Oak Courts will be notified of the ZBA public hearing on this. Director Twarog responded that only property owners get notified, not individual tenants.

**MOTION:** Moved by Desorgher, seconded by Touloumtzis, and voted 3:2 (Wedegartner and Moscaritolo voted against motion) to forward a negative recommendation to the ZBA on the application of Rachael Jaquay for property located at 17 Frederick Road (Assessor's Map 86, Lot 26D), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C17) and 200-8.3 of the Zoning Ordinance for an animal kennel license to allow daytime dog play



City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING BOARD**

**William F. Martin**  
Mayor

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)

**groups of up to ten (10) dogs at this location. This motion was made due to the densely populated neighborhood in which this is proposed.**

- b. Application of Add-A-Sign, LLC for property located at 312 Federal Street (Assessor's Map 95, Lot 20), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow building wall signage that exceeds the maximum standards of the Zoning ordinance for Aubuchon Hardware.

**MOTION:** Moved by Moscaritolo, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Add-A-Sign, LLC for property located at 312 Federal Street (Assessor's Map 95, Lot 20), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow building wall signage that exceeds the maximum standards of the Zoning ordinance for Aubuchon Hardware.

The Board had no issues with this request.

- c. Application of Valley Solar for property located at 130 Leyden Road (Assessor's Map R28, Lot 15A), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow a 20 panel, 2 axis solar tracker installation at this location.

The Board discussed screening for the abutting property to the north.

**MOTION:** Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Valley Solar for property located at 130 Leyden Road (Assessor's Map R28, Lot 15A), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow a 20 panel, 2 axis solar tracker installation at this location with the recommendation that evergreen screening be provided for the abutting property to the north.

- d. Application of Shelly and Daryl Beck for property located at 12 Birch Street (Assessor's Map 89, Lot 16), 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 the installation of an 18-module, 5.94 kW DC multi pole mounted solar PV array at this location.

The Board discussed the existing vegetation and screening and reached consensus that the property is already heavily screened by vegetation.



City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING BOARD**

**William F. Martin**  
Mayor

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)

**MOTION:** Moved by Desorgher', seconded by Touloumtzis, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Shelly and Daryl Beck for property located at 12 Birch Street (Assessor's Map 89, Lot 16), 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 the installation of an 18-module, 5.94 kW DC multi pole mounted solar PV array at this location.

Discussion Item:

- a. Discussion on the proposed amendments to the Use Schedules of the Zoning Ordinance as Recommended by the Use Regulation Working Group.

The Board discussed the timing of moving these forward with the Town Council. The Board reached consensus to wait until the proposed amendment to the Accessory Dwelling Unit ordinance is voted upon before moving these forward with the Town Council. The Board also reached consensus to remove "gas stations" as a use allowed by special permit in the Central Commercial District.

Board and Staff Reports:

Wedegartner handed out a draft Site Plan Review Criteria Checklist to the Board for review. The Board reached consensus to use the checklist for a period of time and then refine it based on actual use.

Director Twarog handed out the Board packets for the June 15, 2017 meeting of the Board.

Director Twarog presented a Certificate of Appreciation from the Town signed by Mayor Martin to Roxann Wedegartner acknowledging her 16 years of community service on the Planning Board.

Adjournment:

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 8:26 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development