



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

**William F. Martin**  
Mayor

*Members:*  
Twarog, Eric  
Director, Planning & Dev.

Allen, Jim (2019)  
Desorgher, Virginia (2019)  
Moscaritolo, David (2019)  
Pottern, Jamie (2018)  
Roberts, Charles (2017)  
Smith, Linda (2019)  
Touloumtzis, George (2018)

**GREENFIELD PLANNING BOARD**  
**Minutes of August 10, 2017**

**Site Visit**

**\*\* 61 Pleasant Street \*\***  
**\*\*\* 5:00 p.m. \*\*\***

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

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

**Special Meeting**

**\*\*Library, LeVanway Meeting Room\*\***  
**402 Main Street**  
**\*\*\* 5:45 p.m. \*\*\***

The regular meeting was called to order by the Planning Board Chairperson at 5:45 p.m.

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

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

Approval of Minutes:

**MOTION:** Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to approve the meeting minutes of August 3, 2017 as amended.

Action Items:

- a. Planning Board Deliberation on the Application of Edward Evans for property located at 61 Pleasant Street (Assessor's Map 69, Lot 1), which is located in the Urban Residential (RA) Zoning District, for



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a special permit pursuant to Sections 200-7.18, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a Detached Accessory Dwelling Unit at this location.

Smith moved up Jim Allen as a voting member. As per Section 200-7.18 (D5) of the Zoning Ordinance, the maximum gross floor area of Accessory Dwelling Units shall be 900 sq. ft. or one-third the total gross floor area of the single family home, whichever is greater. The Board discussed the square footage of the existing house at 61 Pleasant Street. Director Twarog provided some clarification through a conversation with Audrey Murphy, Chief Assessor. Director Twarog stated that there is a difference on what the Assessors classify as “finished space” versus “gross floor area”. The Board reached consensus that the gross floor area of the existing house at 61 Pleasant Street is 3,964 square feet excluding the open porch and wood deck as listed on the property card. One-third of this area is 1,321 square feet. The Board reached consensus that the proposed green house area of 128 square feet and the and attic space of 180 square feet count toward the gross floor area of the proposed detached Accessory Dwelling Unit (ADU). This gives a total of 1,208 square feet of gross floor area. The Board discussed whether the proposed attached two-car garage counts toward the gross floor area of the ADU. Touloumtzis pointed out Section 200-6.2(A1) of the Zoning Ordinance which states:

“(1) Customary accessory uses are permitted in accordance with this section and shall be located on the same lot or on an adjacent lot in the same ownership. Any use which is accessory to a use requiring a special permit shall also require a special permit.”

Director Twarog clarified for the Board that if the Board were to approve the ADU without the attached two-car garage, then a special permit from the Zoning Board of Appeals would be required in order to build either an attached or detached garage for the ADU as per Section 200-6.2(A1) of the Zoning Ordinance. Director Twarog also clarified that the Planning Board under this special permit application can approve the attached two-car garage even if it is not being counted toward the gross floor area of the detached ADU. The Board reached consensus that the attached two-car garage does not count toward the gross floor area of the ADU. Touloumtzis expressed concerns about setting a precedent by not counting the attached garage as part of the gross floor area.

- MOTION:** Moved by Desorgher, seconded by Pottern, and voted 4:0:1 (Touloumtzis abstained) to approve the application of Edward Evans for property located at 61 Pleasant Street (Assessor’s Map 69, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.18, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a Detached Accessory Dwelling Unit (ADU) at this location with the following conditions:
1. The Applicant shall provide vegetative screening along the crest of the embankment along the northwest boundary line at a minimum height of four (4) feet;
  2. Access to and from the detached Accessory Dwelling Unit shall only be by Pleasant Street;



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3. **The Applicant shall meet with the Town Engineer for proper permitting, sizing , and location of all utility and drainage connections to and from the detached Accessory Dwelling Unit;**
  4. **The Applicant shall revise the site plans to show all utility connections once approved by the Department of Public Works; and**
  5. **The Applicant shall submit three (3) full-size sets of the revised site plan set to the Department of Planning and Development within 30 days of approval.**
- The Board reached consensus that the attached two-car garage does not count toward the gross floor area of the ADU.**

Discussion Items:

- a. Proposed re-zoning of a portion of Parcel R06-28A from Rural Residential (RC) to Planned Industry (PI).

Tim Curley, attorney and developer, reviewed his proposal to buy a portion of Parcel R06-28A (approximately 73 acres) from the Mackin Family who own it for the development of a large-scale commercial solar project. Director Twarog stated that the Town has expressed interest in expanding the I-91 Industrial Park through the Site Readiness Program which offers funding for the acquisition of property and infrastructure improvements for such purposes. Director Twarog also stated that a proposed zoning amendment to eliminate the 10-acre cap for large-scale commercial solar project within the Planned Industry (PI) and General Industry (GI) Zoning Districts has been forwarded to the Town Council who agreed to initiate the zoning amendment process. The Board reached consensus to conduct a site visit to the property and to add this to the next agenda as a discussion item.

Board and Staff Reports:

Smith announced that the joint public hearing with the EDC on the proposed amendments to the Accessory Dwelling Unit Ordinance has been scheduled from September 12<sup>th</sup> to September 14<sup>th</sup> at 6:00 p.m. at the Library LeVanway meeting room.

The Board reached consensus to cancel both the September 7 and 21 meetings of the Planning Board and to hold a special meeting on Thursday, September 14, 2017 after the joint public hearing with the EDC on the proposed amendments to the ADU ordinance.

Adjournment:

**MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 4:0 to adjourn the Planning Board meeting at 7:30 p.m.**



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Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development