

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
14 Court Square, Greenfield, MA 01301

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GREENFIELD PLANNING BOARD

Minutes of April 15, 2010

Greenfield Police Station

The meeting was called to order at 7:03 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-Chair; Mary Newton, Clerk; Jim Allen; and alternate Joshua Parker.

Also in attendance: Eric Twarog, Senior Planner/GIS Coordinator; and Tom McLellan of the ZBA.

ABSENT: Clayton Sibley and Tim Gorts

Approval of Minutes

MOTION: Moved by Smith, seconded by Allen and voted 3:0 to approve the meeting minutes from March 4, 2010.

ZBA Recommendations

- a. Jonathan Kendrick, 576 Leyden Road - Request for a special permit pursuant to Sections 200-6.1 and 200-8.3 of the Zoning Ordinance in order to allow a carpentry shop at 576 Leyden Road which is located in the Rural Residential (RC) Zoning District.

The Board discussed the existing and proposed signage for this property.

MOTION: Moved by Allen, seconded by Smith, and voted 3:0 to forward a positive recommendation to the Zoning Board of Appeals on the special permit application of Jonathan Kendrick to allow a carpentry shop at 576 Leyden Road which is located in the Rural Residential (RC) Zoning District.

Mary Newton arrived at 7:10 p.m.

- b. Neil K. Johnson, 59 Pierce Street – Request for a special permit pursuant to Sections 200-4.4(C17) and 200-8.3 of the Zoning Ordinance in order to allow an animal kennel (4 indoor dogs) within the Urban Residential (RA) Zoning District.

The Board discussed the neighborhood in question.

MOTION: Moved by Allen, seconded by Smith, and voted 4:0 to forward a positive recommendation to the Zoning Board of Appeals on the special permit application of Neil K. Johnson for an animal kennel to allow 4 indoor dogs at 59 Pierce Street which is located in the Urban Residential (RA) Zoning District.

- c. Spartan D. Giordano - Request for a special permit pursuant to Sections 200-5.3 E(2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of dimensional requirements at 14 Vernon Street which is located in the Urban Residential (RA) Zoning District.

MOTION: Moved by Newton, seconded by Smith, and voted 4:0 to forward a positive recommendation to the Zoning Board of Appeals on the special permit application of Spartan D. Giordano to allow a twenty (20) percent reduction of dimensional requirements (Setbacks) at 14 Vernon Street which is located in the Urban Residential (RA) Zoning District.

Action Items

- a. Covenant Release (Form O) for Lots 2, 7 and 8 of Wisdom Way Solar Village.

MOTION: Moved by Newton, seconded by Smith, and voted 4:0 to approve Covenant Release for Lots 2, 7, and 8 as requested.

Discussion Items

- a. Traffic Reports

The Board discussed Level of Service and traffic reports.

Board and Staff Reports

Wedegartner discussed the meeting of the Franklin Regional Planning Board that she attended relative to the Regional Transportation Plan and the transportation projects that are currently taking place in Franklin County.

Adjournment

MOTION: Moved by Smith, seconded by Allen, and voted 4:0 to adjourn the meeting at 8:12 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator