

**DRAFT**

**PLANNING BOARD**

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

**413-772-1548**  
**413-772-1309 (fax)**



**GREENFIELD PLANNING BOARD**  
**Minutes of January 27, 2011**  
**Greenfield Police Station, 321 High Street**

Meeting called to order at 7:25 at the Greenfield Police Station. The building at 114 Main St. was locked and no one on the Planning Board could gain entry. The police station was available as an alternate meeting site.

The meeting was called to order at 7:25 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Clayton Sibley; and James Allen (arrived at 8:30 p.m.)

Also present were Tony Wonseski, SVE; Erica Smith, E.M. Smith Properties, LLC; Robin Provost, Mowry & Schmidt; Joseph Mattei, The Shelburne Architects.

**ABSENT:** Mary Newton and Alternate Joshua Parker

Approval of Minutes

**MOTION:** Moved by Smith, seconded by Sibley and voted 3:0 to approve the meeting minutes from January 20, 2011.

Site Plan Review

- a. Site Plan Review on the application of Erica Smith, E.M. Smith Properties, LLC for a proposed +/- 6,375 S.F. retail building at 20 Colrain Street (former Gribbons Music Store) which will be the new home for Classic Kitchens.

Tony Wonseski presented the plan for 20 Colrain St., Classic Kitchens' new location. The Board discussed the overall design with Wonseski and Erica Smith. There were no outstanding issues to be resolved.

**MOTION:** Moved by Sibley, seconded by Smith, and voted 3-0 to approve the application of Erica Smith, E.M. Smith Properties, LLC for a proposed +/- 6,375 S.F. retail building at 20 Colrain Street (former Gribbons Music Store) which will be the new home for Classic Kitchens as presented.

ZBA Recommendation

- a. Application of Greenfield Elks for property identified as Tax Map 35, Lot 14 which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.7 (B2) and 200-8.3 of the Zoning Ordinance in order to allow an off-premise sign at this location.

The Board discussed briefly the lack of information on exact placement of the sign on the property. There were no outstanding questions or issues.

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**MOTION:** Moved by Smith, seconded by Sibley, and voted 3-0 to forward a positive recommendation to the ZBA on the application of Greenfield Elks for property identified as Tax Map 35, Lot 14 which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.7 (B2) and 200-8.3 of the Zoning Ordinance in order to allow an off-premise sign at this location.

### Action Item

- a. Planning Board recommendation to the Town Council on a Citizen petition by Steven Andrews to re-zone a portion of Mohawk Trail (Route 2) from Rural Residential (RC) to General Commercial (GC) to include the following parcels on the east side of the Mohawk Trail (Route 2): R25-32, R25-33, R37-4, R37-8, R37-13A, R37-16, R37-18, R37-30, R37-30A, R37-32, and R37-35.

The Board discussed the request at length. Most discussion centered around whether or not there was an overall advantage to the town and to that area to change the zoning. Or, would it be better to leave as residential as it has been residential for many years. Smith expressed concern for the interests of two landowners who spoke at the Public Hearing regarding not wanting to see it changed to commercial. Sibley, Allen and Wedegartner discussed the relative advantages to two owners—Guin and Andrews-- who have used or would like to use their property strictly for commercial use. Wedegartner said that neither of those properties have any great value as residential properties in terms of future sale or use for residential development.

**MOTION:** Moved by Sibley, seconded by Allen, and voted 2:1:1 (Sibley and Allen voted in favor, Smith voted against, and Wedegartner abstained) to recommend approval of the zone change to the Town Council. Motion failed.

### Adjournment

**MOTION:** Moved by Sibley, seconded by Allen, and voted 4:0 to adjourn the meeting at 8:55 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development