

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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MEETING NOTICE **GREENFIELD PLANNING BOARD**

****Police Station Meeting Room****
321 High Street
Thursday, January 5, 2012

***** 7:00 p.m. *****

AGENDA

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

1. Call to order by Chairperson
2. Approval of Meeting Minutes from December 15, 2011
3. Public Hearings

7:00 p.m.: **Proposed Zoning Amendments** - The two proposed Zoning Map amendments are to re-zone the Lunt property (298 Federal Street) from General Industry to Limited Commercial/Urban Residential and to re-zone the portion of the Bendix property (180 Laurel Street Ext.) that is Urban Residential to General Industry. The two proposed Zoning Ordinance amendments are to allow "Large-Scale Ground-Mounted Solar Photovoltaic Installations" by special permit in the Rural Residential, Suburban Residential, General Commercial, and Office Districts and to add a new section to the Ordinance on "Non-Commercial Scale Solar Energy Installations".

4. ZBA Recommendations
 - a. Application of Susan Peck for property located at 741 Bernardston Road, which is located within the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-4.3 (C16) and 200-8.3 of the Zoning Ordinance in order to allow an animal hospital at this location.
 - b. Application of A.R. Sandri, Inc. for property located at 48 Montague City Road, which is located within the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11 (C14) and 200-8.3 of the Zoning Ordinance in order to allow bulk storage of fuel at this location.
 - c. Application of Dalton Athey for property located at 119-121 High Street, which is located within the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of a pre-existing nonconforming two-family home.
5. Board & Staff Reports
6. Correspondence
7. Set next meeting date

8. Adjourn

* Please note that the list of topics in this notice was comprehensive at the time of posting, however the public body may consider and take action on unforeseen matters not specifically named in this notice.