

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD

Minutes of January 19, 2011

Police Station – 321 High Street

The meeting was called to order by Chairperson at 7:07 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Co-chair; Mary Newton, Clerk; Clayton Sibley; James Allen

PUBLIC: Steve Kubisch and Larry Hepburn.

Approval of Minutes

MOTION: Moved by Smith, seconded by Sibley and voted 5:0 to approve the meeting minutes from January 5, 2012.

Site Plan Review

- a) Application of Country Club Enterprises for the sales, leasing, seasonal storage, and repair of golf carts at 1173 Bernardston Road.

Steve Kubisch explained past and present uses of this site and building, including Hillside woodworking in the rear, Classic Kitchens in the front and Steve's own business. Therefore he stated that there are actually 3 tenants in there at the present time. Mr. Kubisch wanted the record to be clear that the building was not just Classic Kitchens that it has always been mixed use and they were unaware that they needed to come before the Planning Board. Smith was concerned about abutters (Gibson property on Log Plain Rd) view. Mr. Hepburn stated that the back storage area is on grass not blacktop and that there were trees and dense woods there to help screen the area and that the Gibson's also had a fence. Wedegartner stated that the comments from the Fire Dept. would be included in our statement of conditions. Mr. Hepburn stated that they do have fire extinguishers and he had spoken with Capt. Ed Jarvis of the Greenfield Fire Dept. and that they would be complying with their recommendations. Mr. Hepburn said he would be giving a letter to the Fire Dept. as to how many cars/ carts will be electric and how many will be gas and how much liquid fuel will be stored in the golf carts and in storage. He stated they have less than 100 gals. on site now. Allen asked about battery storage. Hepburn stated that they keep the batteries palletized and packaged until they are needed. Also with regard to oil, Mr. Hepburn states that only a small amount is kept on site, therefore the Fire Dept. did not believe a separate cabinet was needed for oil storage. Newton stated concerns about light wash into the (Gibson) neighbor's yard. Although Mr. Kubisch stated he has already purchased all of the fixed lighting fixtures, Sibley agreed with Newton that some sort of adjustable, directional light should be on at least the east/ southeast side of the building closest to the neighbor to prevent light wash. Wedegartner stated that Condition #2 would be changed to say it will be "seasonal storage located not more than 80' deep from the edge of the existing pavement".

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to approve the application of Country Club Enterprises for the sales, leasing, seasonal storage, and repair of golf carts at 1173 Bernardston Road with the following conditions:

- 1. The Applicant shall keep the existing natural vegetation along the back of the property as screening for the existing residences in the area.**

2. **The Applicant shall revise the submitted site plan by moving the “seasonal golf cart storage” area along the back of the property so that it is located not more than 80’ deep from the edge of the existing pavement, by eliminating the second ingress/egress to Log Plain Road, and by depicting the area of the existing building currently being used as a wood working shop.**
3. **The Applicant shall address all comments from the Greenfield Fire Department in their memo dated January 3, 2012 as well as all comments from the Greenfield Board of Health dated January 18, 2012.**
4. **The Applicant shall provide three (3) complete sets of the revised site plan to the Department of Planning and Development within 30 days from the date of approval.**

Discussion Items

a. Proposed Zoning Amendments

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to untable Lunt Silversmith (298 Federal Street) proposed rezoning.

MOTION: Moved by Allen, seconded by Sibley, and voted 5:0 to withdraw proposed Map Amendment #2 regarding the Lunt Silversmith (298 Federal Street) property rezoning.

Newton stated she would like to see a Park / Rec. zone for Greenfield that would eventually include the Lunt ball fields. Wedegartner stated that this new development may give more time for that issue to be discussed.

The Board discussed the proposed rezoning of 180 Laurel Street Extension (Parcel R41-2) from RA to GI.

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to forward a positive recommendation to the Town Council on the proposed rezoning of 180 Laurel Street Extension (Map Amendment #1).

The Board discussed proposed Zoning Amendment #1, Non-Commercial Scale Solar Energy Installations. Smith questioned why not make this use by special permit to prevent one owner from putting their solar panels in the face of a neighbor or from blocking a neighbor’s view. Wedegartner stated it would not be practical to make every homeowner come before the Planning Board and pay \$100 for a special permit, as there are restrictions in place that would protect abutters.

MOTION: Moved by Sibley, seconded by Allen, and voted 5:0 to forward a positive recommendation to the Town Council on proposed Zoning Amendments #1 and #2.

MOTION: Moved by Sibley, seconded by Allen, and voted 5:0 to go into Executive Session to discuss pending legal matters. A Roll Call Vote was taken: Sibley, Allen, Newton, Smith and Wedegartner all voted yes to go into Executive Session.

MOTION: Moved by Sibley, seconded by Allen, and voted 5:0 to adjourn the Executive Session. A Roll Call Vote was again taken: Newton, Allen, Smith, Sibley and Wedegartner all voted yes to adjourn the Executive Session.

Next Meeting is set for 7:00 P.M on February 2, 2012 at the Greenfield Police Station

Adjournment

MOTION: Moved by Newton, seconded by Allen, and voted 5:0 to adjourn the meeting at 8:39 pm.

Respectfully Submitted,

Mary S. Newton
Clerk, Greenfield Planning Board