

## ***PLANNING BOARD***

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

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### **GREENFIELD PLANNING BOARD**

#### **Minutes of June 21, 2012**

#### **Department of Planning & Development – 114 Main Street**

The meeting was called to order by Chairperson at 7:12 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Clayton Sibley; and James Allen

**ALSO PRESENT:** Eric Twarog, Director of Planning and Development; and members of the public.

**ABSENT:** Mary Newton, Clerk

**CHAIRS STATEMENT:** This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

#### **Public Hearing**

- a. Application of James P. McHugh for property located at 375 Barton Road, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.8 and 200-8.3 of the Zoning Ordinance in order to allow a flag lot with two frontage lots at this location.

Chairwoman Wedegartner explained the public hearing process to the applicant and the need for four out of the five members to vote in favor to have project approved. In Board member Newton's absence, all members must vote in favor. The Applicant chose to continue.

Mr. McHugh explained his request to the Board. Smith inquired if there are existing houses on the two proposed frontage lots. Mr. McHugh responded no, only on the proposed flag lot. Wedegartner opened the public hearing up for public comment.

#### **E.D. Croteau, 331 Barton Road, Greenfield**

Mr. Croteau inquired on whether Mr. McHugh would put restrictions on the proposed lots and how this would be done. Dan Werner, Surveyor, responded that this could be done through a deed restriction. Mr. McHugh responded that it is in his best interest to put such restrictions on the lots as he plans on living at 375 Barton Road for the next five years or so.

#### **Dick and Beth White, 345 Barton Road, Greenfield**

Mr. White expressed concern about the line of sight for any driveways for the two proposed frontage lots as well as devaluation of his property. Mr. McHugh responded that he originally considered a common driveway for the 3 lots but didn't want to delay the process. Mrs. White asked what the average size of the lots in this area is. Mr. Werner responded that there are some larger lots in this area but also smaller lots similar in size to the two proposed new lots.

Allen inquired on the town-owned property abutting the McHugh property. Twarog responded that there is a parcel of town-owned land that abuts Mr. McHugh's property. Twarog stated that the flag lot proposal will have no impact on the town-owned property.

Wedegartner closed the public hearing at 7:50 p.m.

**MOTION: Moved by Sibley, seconded by Smith, and voted 4:0 to approve the application of James P. McHugh for property located at 375 Barton Road, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.8 and 200-8.3 of the Zoning Ordinance in order to allow a flag lot with two frontage lots at 375 Barton Road.**

ZBA Recommendation

- a. Application of Howard Natenshon for property located at 746 Colrain Road, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.5 and 200-8.3 of the Zoning Ordinance in order to allow a two-bedroom Bed and Breakfast at this location.

The Board had no concerns or issues with this request.

**MOTION: Moved by Sibley, seconded by Smith, and voted 4:0 to send a positive recommendation to the ZBA on the application of Howard Natenshon for property located at 746 Colrain Road, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.5 and 200-8.3 of the Zoning Ordinance in order to allow a two-bedroom Bed and Breakfast at this location.**

Discussion Items:

- a. Proposed Zoning Amendments

Wedegartner reviewed with the Board where they are at in regard to the proposed zoning amendments on solar installations. Wedegartner suggested adding sections of the Town of Whately's, Truro's, and Hadley's zoning bylaws on solar installations to Greenfield's existing section of the Zoning Ordinance on large-scale solar installations. Twarog reviewed these sections with the Board. Sibley stated that he would like to see small ground-mounted solar allowed by special permit. It was agreed that Twarog will revise the proposed zoning amendments relative to solar installations by adding the sections from the Towns of Whately, Truro, and Hadley as discussed. Twarog stated that he should be able to prepare the amendments by Friday, June 29, 2012 in order for the Board to have enough time to review the amendments prior to the July 5, 2012 meeting of the Planning Board.

- b. Master Plan RFP Review/Selection Committee

Twarog reminded the Board of the June 27<sup>th</sup> Pre-proposal meeting for the RFP for a new comprehensive sustainable master plan to be held at 2:00 p.m. at 114 Main Street. Twarog discussed the makeup of the Review/Selection Committee for the RFP and suggested that at least two Planning Board members should participate on the committee. Twarog stated that the other members of this committee will be himself, Sara Campbell of the DPW, Nancy Hazard of the Greening of Greenfield Energy Committee, and perhaps Carole Collins of the Department of Planning and Development because of her experience in energy related matters and sustainability.

Adjournment

**MOTION: Moved by Smith, seconded by Allen, and voted 4:0 to adjourn the meeting at 8:44 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development