



William F. Martin
Mayor

City known as the Town of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
EricT@greenfield-ma.gov • www.greenfield-ma.gov

Members:
Twarog, Eric
Director, Planning & Dev.

Allen, James (2013)
Newton, Mary (2015)
Sibley, Clayton (2015)
Smith, Linda (2013)
Wedegartner, Roxann (2014)

GREENFIELD PLANNING BOARD
Minutes of March 21, 2013

Department of Planning and Development
114 Main Street, Greenfield

The Planning Board meeting was called to order by Chairperson Wedegartner at 7:05 p.m. with the following members:

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

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Anita Fritz of the Greenfield Recorder; Council President David Singer; Councilor Patrick Devlin; and members of the public.

Approval of Minutes:

MOTION: Moved by Smith, seconded by Newton and voted 4:0 to approve the meeting minutes of March 7, 2013 as amended.

Action Items:

- a. Planning Board Deliberation on a Citizen Petition Zoning Amendment to Establish a Moratorium on "Biomass Energy and Waste-to-Energy" facilities in Greenfield.

Wedegartner read a memo dated March 21, 2013 from Carole Collins, Energy/Sustainability Coordinator, concerning the proposed moratorium into the record. Smith asked if the moratorium would affect the timing of pursuing an anaerobic digester. Robert Pyers responded that it would be unlikely that the proposed moratorium would affect this project. The Board discussed the issue of dealing with the Town's sludge.

Jim Allen arrived at 7:24 p.m.

Wedegartner inquired whether the proposed moratorium would stop the Clean Energy Center (CEC) grant that the Town is a part of. Director Twarog responded no. Mr. Pyers explained the anaerobic digestion process to the Board. Director Twarog reviewed the zoning amendment process with the Board. Allen stated that the Board should act with vigor on this as the moratorium will affect Greenfield for at least 1 ½ years or more. Newton stated that the Board received a lot of information relative to biomass issues to review so would like more time to digest this information. Smith concurred. Newton stated that her main concern with the proposed moratorium is the part that would



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prohibit “waste-to-energy” facilities. Wedegartner concurred. Newton stated that the anaerobic digestion process doesn’t use combustion or pyrolysis (decomposition caused by heat) so would there be a ban on these facilities given the definition of “waste-to-energy” facilities as defined by the petitioners. The Board discussed this issue. Wedegartner read the proposed moratorium language and highlighted her concerns with some of this language. Wedegartner stated that if the intent of the petitioners is to stop a project like the Pioneer Renewable Energy (PRE) Biomass Power Plant Project, then the proposed language is too broad. Councilor Devlin gave his view on the intent of the proposed moratorium and stated that he believes it was not the intent of the petitioners to affect Sandri’s business. Director Twarog clarified some statements made by stating that the PRE project, if constructed, could never be change to a “waste-to-energy” facility because the Special Permit approval from the ZBA has a condition that that facility has to burn “clean” wood products. Director Twarog stated that it is his belief that if Matthew Wolfe submits a request to modify his existing special permit approval within the 120 days required by the Court, then his project would be grandfathered from the moratorium. Wedegartner stated that it is her belief that a moratorium is not needed in order to prepare a new ordinance on biomass facilities. It is also her belief that the Board doesn’t have the scientific knowhow to prepare such an ordinance. The Board discussed these issues at length. The Board reached a consensus to continue their deliberation on the proposed moratorium for their next regular meeting scheduled for Thursday, April 4, 2013.

ZBA Recommendations:

- a. Application of AutoZone, Inc., for property located at 430 Federal Street, which is located in the Limited Commercial (LC) Zoning District, for a modification of an existing special permit pursuant to Section 200-8.3 of the Zoning Ordinance in order to eliminate Condition #6 of the approval which requires that three (3) fake windows be provided in each section of the south side of the building.

The Board discussed the application and had no issues with the proposal.

MOTION: Moved by Sibley, seconded by Newton and voted 5:0 to forward a positive recommendation to the ZBA on the application of AutoZone, Inc., for property located at 430 Federal Street, which is located in the Limited Commercial (LC) Zoning District, for a modification of an existing special permit pursuant to Section 200-8.3 of the Zoning Ordinance in order to eliminate Condition #6 of the approval which requires that three (3) fake windows be provided in each section of the south side of the building.

- b. Application of Susan Fisher, for property located at 25 Woodleigh Avenue, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of the required side yard from ten (10) feet to eight (8) feet to allow the expansion of an existing mud porch and the construction of a screened porch within that area.



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The Board discussed the application and had no issues with the proposal.

MOTION: Moved by Sibley, seconded by Allen and voted 5:0 to forward a positive recommendation to the ZBA on the application of Susan Fisher, for property located at 25 Woodleigh Avenue, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of the required side yard from ten (10) feet to eight (8) feet to allow the expansion of an existing mud porch and the construction of a screened porch within that area.

Adjournment

MOTION: Moved by Newton, seconded by Smith, and voted 5:0 to adjourn the meeting at 9:18 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development