



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 July 9, 2013

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:00 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Mary Newton, Clerk; and Clayton Sibley

ALSO PRESENT: Eric Twarog, Director of Planning and Development; and George Touloumtzis

ABSENT: Linda Smith, Vice Chair

Approval of Minutes:

MOTION: Moved by Sibley, seconded by Newton, and voted 3:0 to approve the meeting minutes from May 16, 2013.

MOTION: Moved by Sibley, seconded by Newton, and voted 3:0 to approve the meeting minutes from June 6, 2013.

Action Items:

a. Annual Reorganization

MOTION: Moved by Sibley, seconded by Newton, and voted 3:0 to nominate Roxann Wedegartner as Chair, Linda Smith as Vice Chair, and Mary Newton as Clerk.

b. Planning Board comments on the following list of properties to go through the Surplus Property process for the sale or lease of town-owned land: Parcels 18-19, 101-35, 69-22, R37-33, 23-47, R14-29B, R37-24, R37-31, and R37-34.

Newton brought up a few questions regarding several properties along the Mohawk Trail. Director Twarog answered the questions to the satisfaction of the Board.

MOTION: Moved by Sibley, seconded by Newton, and voted 3:0 to forward a positive recommendation to the Town Council on the sale of the following parcels of town owned land: Parcels 18-19, 101-35, 69-22, R37-33, 23-47, R14-29B, R37-24, R37-31, and R37-34.



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ZBA Recommendations:

- a. Application of Stephen R. McCabe, for property located at 44 French King Highway (Parcel 119-10), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C6) and 200-8.3 of the Zoning Ordinance in order to allow the construction of a single family home within the General Commercial Zoning District at this location.

The Board's opinion is that commercially zoned property should be used for commercial purposes and not for residential use.

MOTION: Moved by Sibley, seconded by Newton and voted 3:0 to forward a negative recommendation to the ZBA on the application of Stephen R. McCabe, for property located at 44 French King Highway (Parcel 119-10), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C6) and 200-8.3 of the Zoning Ordinance in order to allow the construction of a single family home within the General Commercial Zoning District at this location.

- b. Application of Laurie Ellis, for property located at 76 French King Highway, which is located in the General Commercial (GC) and Corridor Overlay Zoning Districts, 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 legal non-conforming use, specifically a mobile food cart operation.

MOTION: Moved by Sibley, seconded by Newton and voted 3:0 to forward a positive recommendation to the ZBA on the application of Laurie Ellis, for property located at 76 French King Highway, which is located in the General Commercial (GC) and Corridor Overlay Zoning Districts, 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 legal non-conforming use, specifically a mobile food cart operation.

Board & Staff Reports:

- a. Mid-Point Report to the Planning Board on the Sustainable Master Plan Project by VHB

The Board had no comments on the Mid-Point Report from VHB on the Sustainable Master Plan Project. Wedegartner reported that the project is running smoothly at this time.

Next Meeting was set for 7:00 p.m. on Thursday, August 15, 2013 at the Department of Planning and Development located at 114 Main Street, Greenfield. Newton informed the Board that she will not be in town on August 15th and so will not be able to attend the next meeting.

The Board requested that Director Twarog schedule a public hearing on the proposed moratorium on Medical Marijuana Dispensaries/Treatment Centers for August 15, 2013 at 7:00 p.m.



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Director Twarog reported to the Board that the Board will likely review a site plan for a Dollar General Store at 367-369 Federal Street at their August 15th meeting. Director Twarog reported that there is a Tech Review Group meeting scheduled for Friday, July 12th on this proposal.

Wedegartner stated that she had legal matters that needed to be discussed in an executive session.

MOTION: Moved by Sibley, seconded by Newton, and voted 3:0 to enter into Executive Session. Roll call vote: Sibley, Newton, and Wedegartner all confirmed.

MOTION: Moved by Sibley, seconded by Newton, and voted 3:0 to close Executive Session: Roll call vote: Sibley, Newton, and Wedegartner all confirmed.

Adjournment:

MOTION: Moved by Sibley, seconded by Newton, and voted 3:0 to adjourn the meeting at 7:49 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development