



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.

Newton, Mary (2015)
Sibley, Clayton (2015)
Smith, Linda (2016)
Wedegartner, Roxann (2014)

GREENFIELD PLANNING BOARD
Minutes of October 3, 2013

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:01 p.m. with the following members:

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

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

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.

Approval of Minutes:

MOTION: Moved by Sibley, seconded by Newton, and voted 3:0 to approve the meeting minutes from July 9, 2013.

MOTION: Moved by Sibley, seconded by Smith, and voted 3:1:0 (Newton abstained since she was not present at this meeting) to approve the meeting minutes from August 22, 2013.

MOTION: Moved by Sibley, seconded by Smith, and voted 3:1:0 (Newton abstained since she was not present at this meeting) to approve the meeting minutes from September 5, 2013.

Public Hearing:

- a. **7:00 p.m.:** Proposed Citizen Petition Zoning Amendment to allow “personal and consumer service establishments” within the General Industry District by Special Permit.

Wedegartner read the public hearing notice and opened the public hearing at 7:05 p.m.

Public Input

Brickett Allis, 300 Wells Street, Greenfield

Stated that he lives across the street from Facey Plumbing. Stated that he supports the proposed zoning amendment because there are existing similar businesses in the neighborhood.

Lynn Facey, 55 Scout Road, Greenfield



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Stated that the building at 305 Wells that contains Facey Plumbing also has several other businesses that meet zoning. They secured a hair salon tenant for the vacant space at 305 Wells Street. However, when that business owner tried to obtain a Business Certificate, they found out that a Hair Salon is not allowed within the General Industry District. At this point in time, they the Facey's talked to the Director of Planning and Development to inquire about a zoning change. The Director recommended proceeding with a citizen's petition zoning amendment which they did. She stated that the proposed special permit requirement would allow the ZBA to rule on such a use on a case by case basis.

David Facey, 55 Scout Road, Greenfield
Stated he supports the proposed zoning amendment.

MOTION: Moved by Smith, seconded by Newton, and voted 4:0 to close the public hearing at 7:15 p.m.

MOTION: Moved by Smith, seconded by Newton, and voted 4:0 to forward a positive recommendation to the Town Council on the Proposed Citizen Petition Zoning Amendment to allow "personal and consumer service establishments" within the General Industry District by Special Permit.

Discussion Item:

- a. Proposed Zoning Ordinance Regulating Medical Marijuana Dispensaries / Treatment Centers.

Director Twarog reviewed the draft ordinance with the Board. The Board asked Director Twarog to schedule a public hearing on the draft ordinance for Thursday, November 7, 2013 at 7:00 p.m.

- b. 425 Federal Street (Lundgren Honda)

Director Twarog summarized the current situation at 425 Federal Street for the Board.

MOTION: Moved by Smith, seconded by Newton, and voted 4:0 to give temporary site plan approval to Lundgren Honda to allow the parking of vehicles at 425 Federal Street until March 31, 2014 with the condition that the revised approved site plan is adhered to.

ZBA Recommendations:

- a. Application of Bernard Dillensneider for property located at 325 Wells Street, which is located in the General Industry (GI) 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 a taxi establishment (About Town Taxi) with taxi repairs at this location.

MOTION: Moved by Smith, seconded by Sibley and voted 4:0 to not forward a recommendation to the ZBA on the application of Bernard Dillensneider for property located at 325 Wells Street,



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which is located in the General Industry (GI) 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 a taxi establishment (About Town Taxi) with taxi repairs at this location.

The Board was not comfortable in making a recommendation for this property because of its history of enforcement issues and nonconforming uses. Given this history, the Board did not have enough information to make a recommendation.

- b. Application of Joseph and Barbara Ruscio, for property located at 298 Barton Road, which is located in the Rural Residential (RC) 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 reduction of the required side yard setback from twenty (20) feet to sixteen (16) feet for the construction of an attached 20' x 24' garage and 16' x 18' porch at this location.

MOTION: Moved by Newton, seconded by Smith and voted 4:0 to forward a positive recommendation to the ZBA on the application of Joseph and Barbara Ruscio, for property located at 298 Barton Road, which is located in the Rural Residential (RC) 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 reduction of the required side yard setback from twenty (20) feet to sixteen (16) feet for the construction of an attached 20' x 24' garage and 16' x 18' porch at this location.

The Board had no issues with this proposal.

- c. Application of Tom and Jay Dillon (Dillon Chevrolet), for property located at 54 Main Street, which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow the signage that exceeds the maximum standards of the Zoning Ordinance for renovation of the dealership.

MOTION: Moved by Sibley, seconded by Newton and voted 4:0 to forward a positive recommendation to the ZBA on the application of Tom and Jay Dillon (Dillon Chevrolet), for property located at 54 Main Street, which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow the signage that exceeds the maximum standards of the Zoning Ordinance for renovation of the dealership.

The Board had no issues with this proposal.

Next Meeting was set for 7:00 p.m. on Thursday, November 7, 2013 at the Department of Planning and Development located at 114 Main Street, Greenfield.



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Adjournment:

MOTION: Moved by Sibley, seconded by Newton, and voted 4:0 to adjourn the meeting at 8:24 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development