



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 January 7, 2014

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:04 p.m. with the following members:

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

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Jamie Pottern and Jinny Desorgher who are both interested in becoming Planning Board Alternates.

ZBA Recommendations:

- a. Application of Sandri Realty Inc. for property located at 416 Federal Street (Assessor's Map 109, Lot 25), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.7 F and 200-8.3 of the Zoning Ordinance in order to install a 24.99 square foot sign with backlighting on the north end of building at this location.

Director Twarog reviewed the history of this property with the Board. The Board discussed lighting of the proposed sign and the site overall.

MOTION: Moved by Newton, seconded by Smith, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Sandri Realty Inc. for property located at 416 Federal Street (Assessor's Map 109, Lot 25), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.7 F and 200-8.3 of the Zoning Ordinance in order to install a 24.99 square foot sign with backlighting on the north end of building at this location.

- b. Application of R.G. Penfield & Sons for property located at Silver Crest Lane (Assessor's Map R23, Lots 63I and 63J), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 E(2) and 200-8.3 of the Zoning Ordinance in order to allow a maximum of a 20% reduction in setback dimensions for the construction of two ranch style duplex condominiums at these locations.

The Board had no issues with this request.

MOTION: Moved by Sibley, seconded by Newton, and voted 4:0 to forward a positive recommendation to the ZBA on the application of R.G. Penfield & Sons for property located at Silver Crest



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Lane (Assessor's Map R23, Lots 63I and 63J), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 E(2) and 200-8.3 of the Zoning Ordinance in order to allow a maximum of a 20% reduction in setback dimensions for the construction of two ranch style duplex condominiums at these locations.

- c. Application of Jodi Kocsis and Aubrey McCarthy (Absolutely Fabulous Hair, Inc.) for the property located at 305 Wells Street, Suite 1A, which is located in the General Industrial (GI) Zoning District, for a special permit pursuant to Sections 200-4.11 C(15) and 200-8.3 of the Zoning Ordinance in order to open a hair salon.

Director Twarog reviewed the history of this request with the Board. The Board had no issues with this request.

MOTION: Moved by Smith, seconded by Newton, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Jodi Kocsis and Aubrey McCarthy (Absolutely Fabulous Hair, Inc.) for the property located at 305 Wells Street, Suite 1A, which is located in the General Industrial (GI) Zoning District, for a special permit pursuant to Sections 200-4.11 C(15) and 200-8.3 of the Zoning Ordinance in order to open a hair salon.

- d. Application of Tami Stanclift for the property located at 100 Green River Road (Assessor's Map R34, Lot 37), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200.4.2 C(1) and 200.8.3 of the Zoning Ordinance in order to keep livestock and poultry on a parcel of less than five (5) acres.

The Board discussed the issue of noise from the proposed rooster.

MOTION: Moved by Sibley, seconded by Newton, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Tami Stanclift for the property located at 100 Green River Road (Assessor's Map R34, Lot 37), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200.4.2 C(1) and 200.8.3 of the Zoning Ordinance in order to keep livestock and poultry on a parcel of less than five (5) acres, specifically for up to twelve (12) ducks, two (2) dairy goats, nine (9) chickens, and one (1) rooster with the following suggestion to the ZBA:

That the Board consider placing a condition on the rooster relative to noise complaints.

- e. Application of Pioneer Valley Custom Construction for property located at 76 Hope Street (Assessor's Map 29, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200.4.7C(16) and 200.8.3 of the Zoning Ordinance in order to have a trade shop with an office and indoor storage of tools, supplies, and equipment.

The Board had no issues with this request.



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MOTION: Moved by Smith, seconded by Newton, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Pioneer Valley Custom Construction for property located at 76 Hope Street (Assessor's Map 29, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200.4.7C(16) and 200.8.3 of the Zoning Ordinance in order to have a trade shop with an office and indoor storage of tools, supplies, and equipment.

f. Application of Freehigh, LLC for property located at 48 Congress Street (Assessor's Map 27, Lot 13), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.5 and 200-8.3 of the Zoning Ordinance in order to operate a 3-unit Bed & Breakfast at this location.

The Board had no issues with this request.

MOTION: Moved by Smith, seconded by Newton, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Freehigh, LLC for property located at 48 Congress Street (Assessor's Map 27, Lot 13), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.5 and 200-8.3 of the Zoning Ordinance in order to operate a 3-unit Bed & Breakfast at this location.

g. Application of American House, LLC for property located at 258 Main Street (Assessor's Map 51, Lot 53), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C5) and 200-8.3 of the Zoning Ordinance in order to renovate the existing Wilson's Department Store building and to construct a new building of 13,227 square feet to be used as a new downtown hotel.

Director Twarog handed out a memo of initial review comments prepared for the ZBA to the Board members to read. Director Twarog reviewed the memo with the Board. The Board discussed both on-street and off-street parking issues as well as architectural details of the proposed addition and renovated portions of the existing building.

MOTION: Moved by Smith, seconded by Sibley, and voted 4:0 to forward a positive recommendation to the ZBA on the application of American House, LLC for property located at 258 Main Street (Assessor's Map 51, Lot 53), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C5) and 200-8.3 of the Zoning Ordinance in order to renovate the existing Wilson's Department Store building and to construct a new building of 13,227 square feet to be used as a new downtown hotel with the following suggested conditions:

1. The Applicant shall follow all recommendations of the Department of Planning and Development in their memo to the ZBA dated January 6, 2014 which include requirements of the Department of Public Works;
2. Consideration should be given for eliminating on-street parking on Chapman Street from the exit curb cut of the proposed hotel south to Main Street;



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- 3. The Applicant should work with the Town to ensure that overflow parking is available at the Davis Street/Chapman Street Municipal Parking Lot (this could include potential re-arrangement of snow removal times, consideration of lease options, etc.);**
- 4. Consideration should be given to the design of the new addition and the renovation of the existing building to ensure that the new construction blends in architecturally with the existing building.**

Board and Staff Reports:

None.

Next Meeting was set for 7:00 p.m. on Thursday, February 6, 2014 at the Department of Planning and Development located at 114 Main Street, Greenfield.

Adjournment:

MOTION: Moved by Newton, seconded by Sibley, and voted 4:0 to adjourn the Planning Board meeting at 8:32 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development