



**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 February 20, 2014**

**Department of Planning and Development**  
**114 Main Street, Greenfield**

The meeting was called to order by Chairperson at 7:08 p.m. with the following members:

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Mary Newton; and Clayton Sibley

**ALSO PRESENT:** George Touloumtzis who was recently appointed as a Planning Board Alternate; Virginia Desorgher who was recently appointed as a Planning Board member; Nancy Hazard, Greening Greenfield; Mark Maloney and Steven Ronhave, ZBA members; Carole Collins, Energy/Sustainability Coordinator; and Eric Twarog, Director of Planning & Development.

**ABSENT:** Linda Smith, Vice-chair

Approval of Minutes:

**MOTION:** Moved by Sibley, seconded by Newton and voted 3:0 approve the meeting minutes of February 6, 2014.

Discussion Items:

- a. Potential Re-zoning of Parcels for Lundgren Honda from Urban Residential (RA) to Limited Commercial (LC)

The following proponents of the proposed zone change were present: Barry Lundgren, Owner of Lundgren Honda; Brian Nelson, Engineer; Danielle Demas, Manager for Lundgren Honda.

Mr. Nelson reviewed the proposed zone change with the Board. Discussion ensued with the primary concern being how the proposed zone change would affect the existing residential neighborhood in this area. Mr. Lundgren stated that it is his intent to have a meeting with the abutters to discuss any issues they may have with this proposal. The Board reached consensus to continue this discussion at their March 6, 2014 meeting. The Board invited the proponents of the zone change to the March 6, 2014 meeting.

- b. Formation of a Master Plan Implementation Committee



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Director Twarog summarized the responses received from the massplanners listserv inquiry on master plan implementation committees. Based on the responses received, there was no example that stood out as a successful model for an implementation committee. Whether such a committee was successful or not was typically based on the personalities of the people involved. Discussion ensued on whether an existing committee should be used as the implementation committee or whether a new committee should be formed and who should be on such a committee. Wedegartner explained that the Board will forward a recommendation to the Mayor once consensus is reached on the best structure and membership of a master plan implementation committee.

Director Twarog inquired of the Board on the distribution of the 15 hard copies of the newly completed sustainable master plan, *Sustainable Greenfield*. Consensus was reached that each of the land use boards and Town Council should receive two (2) copies of the plan to include the Planning Board, Zoning Board of Appeals, and Conservation Commission. Copies will also be put in the Greenfield Public Library, Town Clerk's Office, Department of Public Works, and the library at Greenfield Community College.

Director Twarog brought up the issue of the VHB website created for the sustainable master plan project. Consensus was reached that the Town should not transfer the domain to its control but instead will use the Town's existing website for content on the sustainable master plan.

Board and Staff Reports:

None.

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

Adjournment:

**MOTION: Moved by Sibley, seconded by Newton and voted 3:0 to adjourn the Planning Board meeting at 8:40 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning & Development