



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.

DeSorgher, Virginia (2017)
Newton, Mary (2015)
Sibley, Clayton (2015)
Smith, Linda (2016)
Wedegartner, Roxann (2014)
Alternates:
Jamie Pottern
George Touloumitzis

GREENFIELD PLANNING BOARD **Minutes of March 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; Linda Smith, Vice-Chair; Clayton Sibley and Virginia DeSorgher

ALSO PRESENT: George Touloumtzis, Planning Board Alternate; Jamie Pottern, Alternate – filling in for Mary Newton; Danielle Demas, Manager for Lundgren Honda, Greenfield Residents: Alexander Duda, Mary Anne Duda, Melinda McCrevan, Eileen Deveney.

ABSENT: Mary Newton, Secretary

Approval of Minutes:

MOTION: Moved by Sibley, seconded by Newton and voted 3:0 approve the meeting minutes of February 20, 2014.

Discussion Items:

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

Ms. Demas of Lundgren Honda addressed the Planning Board to recount her discussions with abutting residents about Lundgren's plans for Lot 42, Silver Street should that property eventually be rezoned from Urban Residential (RA) to Limited Commercial (LC). Lundgren is amenable to working with abutters to resolve their concerns and issues to the best of their abilities. Abutters Deveney, Duda, and McCrevan also spoke about their concerns should the property be rezoned. Primary concerns of abutters Duda and McCrevan were about the loss of privacy, additional noise, and loss of or disturbance of wetlands. Deveney expressed her support for the changes to Lot 42 as long as Lundgren were required to provide a landscaped buffer and fence along their property line abutting her property.

Following the comments of Demas and the abutters, the Planning Board discussed various options for how the property could be rezoned to accommodate the concerns of the abutters while also allowing Lundgren Honda to accomplish some expansion of their property. The Planning Board reached a



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consensus to discuss the options further at the April 3, 2014 Planning Board meeting and decide whether or not to bring forward a zone change and under what circumstances to recommend the change.

ZBA Recommendation:

- a. Application of Dimitri F. Darmanchev for property located at 51 Union Street (Assessor's Map 67, Lot 82), which is located in the Semi-Residential (SR) Zoning District, for a special permit pursuant to Sections 200-5.3(E), 200-4.5(C9), and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the required front yard setback from twenty-five (25) feet to twenty (20) feet for the construction of a three family house with one unit to be used by the owner.

The Planning Board reviewed the plan and the request by Dimitri F. Darmanchev for 51 Union Street. There was consensus that the setback of 20 feet was in keeping with other properties in the neighborhood and would not present an issue for abutters or others. Smith and Wedegartner also said that the project is a substantial improvement over the existing property and is in keeping with the Master Plan's recommendation to encourage density development in the downtown area.

Following the discussion of the request to reduce the front yard setback from 25 to 20 feet for the construction of a three family house with one unit to be used by the owner, the Planning Board voted unanimously to send a positive recommendation to the ZBA to allow the setback reduction.

MOTION: Moved by Sibley, seconded by DeSorgher and voted 4:0 to forward a positive recommendation to the ZBA on the application of Dimitri F. Darmanchev for property located at 51 Union Street (Assessor's Map 67, Lot 82), which is located in the Semi-Residential (SR) Zoning District, for a special permit pursuant to Sections 200-5.3(E), 200-4.5(C9), and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the required front yard setback from twenty-five (25) feet to twenty (20) feet for the construction of a three family house with one unit to be used by the owner.

Board and Staff Reports:

None.

Next Meeting was set for 7:00 p.m. on Thursday, April 3, 2014 at the Department of Planning and Development located at 114 Main Street, Greenfield.

Adjournment:

MOTION: Moved by Sibley, seconded by DeSorgher and voted 5:0 to adjourn the Planning Board meeting at 9:10 p.m.



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Respectfully Submitted,

Roxann Wedegartner, Chairwoman
Greenfield Planning Board