



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 (2016)  
Pottern, Jamie (2016)  
Sibley, Clayton (2015)  
Smith, Linda (2016)  
Touloumtzis, George (2017)  
Wedegartner, Roxann (2017)

**GREENFIELD PLANNING BOARD**  
**Minutes of October 16, 2014**

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

The meeting was called to order by Chairperson at 7:03 p.m.

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Clayton Sibley, Clerk; Virginia Desorgher; Jamie Pottern; and Alternate George Touloumtzis

**ALSO PRESENT:** John Mackin, Peter Bergeron, John LaFleur, and Robert Cohn

Approval of Minutes:

**MOTION:** Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the meeting minutes of October 2, 2014.

Public Hearing:

- a. 7:00 p.m.: Application of John P. LaFleur for property located at the end of Fargo Drive (Parcel R11-2B) which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.8 and 200-8.3 of the Zoning Ordinance to allow a Flag Lot.

Wedegartner opened the public hearing at 7:10 p.m.

LaFleur described the process to this point and to the confusion with the deed. Wedegartner asked John Mackin and Peter Bergeron if they wanted to speak. Mackin stated he just wanted to know where the house was to be located. LaFleur stated that the perk test determined the location of the house and pointed out its location on the map. Wedegartner read all memos from all departments that responded (i.e. building inspector, DPW). Pottern questioned the deed recording back in 2010. LaFleur stated that his father's lawyer said there was no need to do it back then at that time. Mackin questioned what a flag lot was. Wedegartner read the Section 200-7.8 of the Zoning Ordinance itself as there was no definition of a Flag Lot. Pottern questioned about subdivision possibilities. LaFleur stated virtually none given wetlands and topography.



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**MOTION:** Moved by Smith, seconded by Pottern, and voted 5:0 to close the public hearing.

**MOTION:** Moved by Desorgher, seconded by Pottern, and voted 5:0 to approve the application of John P. LaFleur for property located at the end of Fargo Drive (Parcel R11-2B) which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.8 and 200-8.3 of the Zoning Ordinance to allow a Flag Lot at this location.

Next Meeting:

The next meeting will be on November 6, 2014 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street.

Adjournment:

**MOTION:** Moved by Pottern, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 8:03 p.m.

Respectfully Submitted,

Clayton Sibley, Clerk  
Greenfield Planning Board