



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 December 18, 2014

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:00 p.m.

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

ALSO PRESENT: Eric Twarog, Director of Planning & Development; Paul Viens

ABSENT: Clayton Sibley

Approval of Minutes:

MOTION: Moved by Smith, seconded by Pottern, and voted 4:0 to approve the meeting minutes of November 20, 2014.

ZBA Recommendations:

- a. Application of Padula Brothers, Inc. – John Deere Dealership for property located at 189-191 Shelburne Road (Assessor’s Map R25, Lots 9 & 10), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 6-foot high commercial chain link fence along the front and side yard at this location.

The Board discussed setbacks and the location of the approved parking. The Board had no issues with this request.

MOTION: Moved by Desorgher, seconded by Pottern and voted 4:0 to forward a positive recommendation to the ZBA on the application of Padula Brothers, Inc. – John Deere Dealership for property located at 189-191 Shelburne Road (Assessor’s Map R25, Lots 9 & 10), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 6-foot high commercial chain link fence along the front and side yard at this location.



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- b. Application of Vladminir D. Sinigur for property located at 42 Phyllis Lane (Assessor's Map R28, 1L), which is located in the Suburban Residential (RB) Zoning District, for a special district pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 15' x 20' shed within the required ten (10) foot setback, seeking a 20% reduction of the required setback from ten (10) feet to eight (8) feet at this location.

Director Twarog reviewed the accessory structure setback requirements of the Zoning Ordinance with the Board. Director Twarog stated that the Applicant has already had the slab poured in place because he wasn't aware of the setback requirements for accessory structures. The Board noted that during their site visit to the property, they noticed that construction of the shed has already begun without the ZBA's approval. Director Twarog stated that he wasn't aware of this and that the ZBA would be notified of this.

MOTION: Moved by Desorgher, seconded by Pottern and voted 4:0 to not forward a recommendation to the ZBA on the application of Vladminir D. Sinigur for property located at 42 Phyllis Lane (Assessor's Map R28, 1L), which is located in the Suburban Residential (RB) Zoning District, for a special district pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 15' x 20' shed within the required ten (10) foot setback, seeking a 20% reduction of the required setback from ten (10) feet to eight (8) feet at this location.

Wedegartner moved Touloumtzis as a voting member.

- c. Application of Susan K. Farber for property located at 33 Birch Street (Assessor's Map 89, Lot 36), which is located in the Urban Residential (RA) Zoning District, for a special district pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 4.86 kW ground-mounted solar photovoltaic system at this location.

The Board discussed potential screening of the solar array as well as the mass and height of the proposed solar array.

MOTION: Moved by Touloumtzis, seconded by Pottern and voted 5:0 to forward a positive recommendation to the ZBA on the application of Susan K. Farber for property located at 33 Birch Street (Assessor's Map 89, Lot 36), which is located in the Urban Residential (RA) Zoning District, for a special district pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 4.86 kW ground-mounted solar photovoltaic system at this location. The Board encourages the ZBA to consider potential screening of the solar array.



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Discussion Items:

a. Potential Zoning Amendments – Accessory Dwelling Unit Ordinance

The Board and Director Twarog reviewed the proposed ordinance section by section and made edits to the language. The Board discussed the issue of a 2nd egress for Accessory Dwelling Units. Director Twarog stated that he will forward a copy of the proposed ordinance to the Building Inspector Mark Snow for his comments.

Board and Staff Reports

None.

Next Meeting:

The next meeting will be on January 15, 2015 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street.

Adjournment:

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 8:47 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development