



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 February 19, 2015

Department of Planning and Development
114 Main Street, Greenfield

7:00 p.m.: Joint Public Hearing of the Economic Development Committee (EDC) and the Planning Board:

EDC MEMBERS PRESENT: Patrick Devlin, Chair; Norman Hirschfeld, Steven Ronhave, and Mark Maloni

ABSENT: Penny Ricketts

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

ABSENT: Clayton Sibley

ALSO PRESENT: Newly Appointed Planning Board Alternate David Moscaritolo; MPAC members Peter Letson and Nancy Hazard; and Mitch and June Speight.

Chairman Devlin opened the EDC meeting at 7:02 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

No response

Chairperson Wedegartner opened the Planning Board meeting at 7:03 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

No response.

- a. 7:00 p.m.: Joint Public Hearing Between the Economic Development Committee (EDC) and the Planning Board on a proposed new section of the Greenfield Zoning Ordinance on Accessory Dwelling Units.



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Wedegartner explained the public hearing process to the audience.

Public Input:

Peter Letson, 29 Allen Street, Greenfield

Mr. Letson stated that he was a member of the Master Plan Advisory Committee and that he supports the proposed ordinance as recommended in the sustainable master plan.

Mitch Speight, 2 Chestnut Hill, Greenfield

Mr. Speight stated that he opposes the proposed ordinance. He expressed concerns about negative impacts on neighborhood and that this is a quality of life issue. He also expressed concerns about enforcement relative to the proposed ordinance.

Councilor Ronhave inquired on what is the appropriate density for different areas of town. He also inquired on what other communities have used as the appropriate density for such housing. Director Twarog stated that these are not easy questions to answer and that it depends on many factors to include existing services population patterns.

Nancy Hazard, 30 Spring Terrace, Greenfield

Ms. Hazard stated that she was a member of the Master Plan Advisory Committee and that she supports the proposed ordinance as recommended in the sustainable master plan to include the Economic Development, Land Use and Housing Sections of the Master Plan.

Desorgher highlighted the reasoning behind specific provisions of the proposed ordinance for the audience. Smith referenced the many master plan workshops and forums that took place during the mast plan process. She stated that the MPAC received a lot of input from residents at these workshops/forums on housing and the need for increased housing choice. Smith also mentioned that the Board used examples from many communities in the region to craft Greenfield's proposed ordinance. To address some of the concerns of Mr. Staight, Touloumtzis highlighted the section of the proposed ordinance that requires one of the units to be owner-occupied. Councilor Hirschfeld stated that most of the homes, many of which are larger homes, on his street in the northern Meadows area of Town are single-person occupied.

David Moscaritolo, 43 Country Club Road, Greenfield

Mr. Moscaritolo expressed concerns about young people and people with disabilities finding affordable places to live. He supports the proposed ordinance as it would help such people find affordable housing opportunities.

Councilor Maloni stated that he acknowledges the concerns raised by abutters. He stated that he supports the proposed ordinance but will consider abutter concerns as this ordinance moves through the approval



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process. Councilor Hirschfeld expressed concerns about the workload of the Building Inspectors Office and how this proposed ordinance may impact that work load.

MOTION: Moved by Maloni, seconded by Hirschfeld, and voted 4:0 to close the public hearing at 7:57 p.m.

MOTION: Moved by Hirschfeld, seconded by Ronhave, and voted 4:0 to adjourn the EDC meeting at 7:57 p.m.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to close the public hearing at 7:57 p.m.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to approve the meeting minutes of February 5, 2015.

Wedegartner introduced the newly appointed Planning Board Alternate David Moscaritolo to the Board. Moscaritolo gave a brief summary of his experience and what led him to join the Planning Board.

Discussion Items:

a. Prioritize List of Potential Zoning Amendments Based on Sustainable Greenfield Implementation Plan

Follow-up re next steps re zoning ordinances prioritized at the last meeting:

- Smith and Wedegartner have been researching Infill Development/Adaptive Reuse Ordinances; have looked at an example from the Pioneer Valley Planning Commission. Director Twarog stated that he has some time to research additional examples of Infill Development/Adaptive Reuse Ordinances as well as parking standards.
- Touloumtzis stated that he will share the Complete Streets Policy/Ordinance examples that are being looked at by the Greenfield Bicycle Coalition with the Board.

Next Meeting:

March 5, 2015 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street.

Adjournment:



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MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 8:40 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development