



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)
Moscaritolo, David (2016)
Pottern, Jamie (2016)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of March 19, 2015

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; Virginia Desorgher; Jamie Pottern; and Alternates George Touloumtzis and David Moscaritolo

ALSO PRESENT: Nancy Hazard and Mitch and June Speight.

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.

Wedegartner reported to the Board that Clayton Sibley has resigned from the Planning Board effective immediately and recognized him for his many years of community service. Wedegartner moved Touloumtzis up as a voting member to replace Clayton Sibley.

Approval of Minutes:

MOTION: Moved by Smith, seconded by Pottern, and voted 5:0 to approve the meeting minutes of February 19, 2015 as amended.

Wedegartner moved the site plan review of the proposed auto dealership agenda item up since the applicant was present.

Site Plan Review

- a. Application of Michael J. Spence for Site Plan Review to allow a used car dealership at 201-203 Deerfield Street.

Director Twarog handed out a copy of the Building Inspector's review comments to the Board members. Mr. Spence described his plans for an automotive dealership at 201-203 Deerfield Street to sell used vehicles. Wedegartner explained the sign permit process to the applicant and stated that any



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signage that exceeds the maximum requirements of the Zoning Ordinance would require a special permit from the Zoning Board of Appeals (ZBA). Wedegartner also stated that any automotive repair work would also require a special permit from the ZBA. Moscaritolo asked whether the parking will be shared parking between the store and the auto dealership. Mr. Spence responded yes. Desorgher inquired on whether the proposed vehicle display area and parking will be paved. Mr. Spence responded no. Mr. Spence stated that it is his intent to only display about 10-15 vehicles on site to start with but wanted to get approval for about 20 spaces for future expansion. Smith suggested that the 25 foot front yard setback requirement be adhered to which would give some additional customer parking for both businesses. Wedegartner inquired of Mr. Spence where he would like to have the additional customer parking. He stated that he would like it distributed equally on both sides. Wedegartner asked about lighting. Mr. Spence stated that he will install motion sensor security lighting on the south side of the existing building to shine on the vehicle display area. The Board made it clear that the lighting must be down-shielded to prevent glare onto neighboring properties. The Board inquired on screening and landscaping. Mr. Spence stated that the neighboring property has an existing fence with shrubbery. Pottern asked about drainage flow through the site. Mr. Spence responded that the property sheet flows into the Town's storm drain system.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to approve the site plan of Michael J. Spence to allow a used car dealership at 201-203 Deerfield Street with the following conditions:

- 1) Security lighting for the vehicle display and parking area shall be installed on the south side of the existing building at 199 Deerfield Street and shall be down lit to not effect neighboring properties;
- 2) The Applicant shall contact the Plumbing Inspector to get a sign-off on the existing restroom at 199 Deerfield Street which shall be used as a public restroom for the retail business as well as the used car dealership. Documentation of this sign-off shall be submitted to the Department of Planning & Development;
- 3) The Applicant shall revise the submitted site plan by showing snow storage locations on the site plan;
- 4) The Applicant shall revise the submitted site plan by moving the vehicle display and parking area back to meet the required twenty-five (25) foot front yard setback requirement;
- 5) The Applicant shall submit four (4) sets of the revised site plan to the Department of Planning & Development within thirty (30) days from this approval date; and
- 6) No automotive repair shall be done at this location without a special permit from the ZBA.

Action Items:



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a. Planning Board Deliberation on the Proposed Accessory Dwelling Unit Ordinance.

The Board discussed the review comments provided by the Building Inspector and discussed revisions to the proposed ordinance based on these comments.

MOTION: Moved by Smith, seconded by Pottern, and voted 5:0 to strike the second sentence in Section D(3) of the proposed ADU ordinance.

MOTION: Moved by Smith, seconded by Touloumtzis, and voted 5:0 to change three (3) to two (2) off-street parking spaces in Section D(8) of the proposed ADU ordinance.

The Board reached consensus to review the final revisions to the proposed ADU ordinance at the April 2, 2015 meeting of the Planning Board.

Discussion Items:

a. Infill Development/Adaptive Reuse Ordinances

The Board reached consensus to review these at the April 2, 2015 meeting of the Board.

Next Meeting:

April 2, 2015 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 9:41 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development