



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 May 21, 2015

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:08 p.m.

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

ALSO PRESENT: Patrick Devlin, Norman Hirschfeld, and Steven Ronhave of the Economic Development Committee of the Town Council

Approval of Minutes:

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the meeting minutes of May 7, 2015.

Site Plan Review:

- a. Temporary Site Plan Approval to Allow the Display of Vehicles for Sale for Ford/Toyota of Greenfield at 235 Federal Street.

The Board reviewed and discussed the proposed temporary site plan for 235 Federal Street. The Board discussed the issue of setbacks from the property lines along Federal and Beacon Street.

MOTION: Moved by Pottern, seconded by Moscaritolo, and voted 5:0 to grant temporary site plan approval to allow the display of motor vehicles for sale for Ford/Toyota of Greenfield at 235 Federal Street with the following conditions:

- 1) The end date for the temporary display of motor vehicles for sale at 235 Federal Street shall be November 1, 2015; and
- 2) Displayed vehicles for sale shall be set back ten (10) feet from the property lines along Federal Street and Beacon Street.

Action Items:

- a. Planning Board Deliberation on the Proposed Biomass and Wood Burning Facilities Ordinance.



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The Board discussed suggested revisions to the language of the proposed ordinance and highlighted issues to the members of the EDC who were present. The Board's suggested revisions are highlighted in a marked up Word document attached as Exhibit A, which is hereby made a part of these meeting minutes.

MOTION: Moved by Smith, seconded by Moscaritolo, and voted 4:1 (Desorgher voted against) to forward a positive recommendation to the Town Council on the proposed Biomass and Wood Burning Facilities Ordinance with the recommendation that the Town Council consider and/or incorporate all of the suggestions put forth at the May 21, 2015 meeting of the Planning Board, to add language to the ordinance to consider future technological advances, and to consider adopting the MA Department of Energy Resources (DOER) standards once promulgated.

Discussion Items:

a. Infill Development/Adaptive Reuse Ordinances

The Board discussed the idea of holding a special meeting to dedicate toward working on an Infill Development/Adaptive Reuse ordinance. The Board reached consensus to schedule this special meeting at its June 18, 2015 meeting. Director Twarog stated that the first consideration for an Infill Development/Adaptive Reuse ordinance is to consider the location of where this ordinance would apply in town and suggested that the Board members walk or drive around the Downtown area to get a good sense of where in town a proposed ordinance should apply.

Board and Staff Reports

Director Twarog gave the Board a summary of the proposed Group Home for Level 2 and 3 sex offenders at 149 High Street that was ultimately withdrawn by ServiceNet. He stated that the Mayor asked him to research sex offender bylaws/ordinances and to work with the Planning Board on drafting such an ordinance for Greenfield. Director Twarog stated that through his initial research, he learned that many of these bylaws/ordinances have been challenged in the courts and some stricken down by the courts. The AG's office is currently not reviewing such proposed bylaws because of a case currently before the MA Supreme Judicial Court (SJC) involving the City of Lynn. The ruling in this case is supposed to come down sometime in June 2015. The Board reached consensus to hold off on working on a sex offender ordinance (also known as Child Safety Zone bylaws/ordinances) until the SJC makes its ruling on the City of Lynn case.

Adjournment:



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MOTION: Moved by Pottern, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 9:56 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development