



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 August 6, 2015**

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

The meeting was called to order by Chairperson at 7:01 p.m.

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, and Alternate Charles Roberts

**ABSENT:** Linda Smith, Vice-chair and Alternate David Moscaritolo

Approval of Minutes:

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0 to approve the meeting minutes of July 16, 2015 and July 21, 2015 as amended.

ZBA Recommendation:

- a. Application of Terry Gray and Mary Marynyk for property located at 62 Graves Road (Assessor's Map R12, Lot 71), which is located in the Rural Residential (RC) 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 erection of eight (8) foot high fence within eight (8) feet of the side lot line.

The Board discussed the context of the request including connectivity with newer fencing already in place along the driveway and back yard section.

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Terry Gray and Mary Marynyk for property located at 62 Graves Road (Assessor's Map R12, Lot 71), which is located in the Rural Residential (RC) 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 erection of eight (8) foot high fence within eight (8) feet of the side lot line.

Action Item:



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- a. Planning Board deliberation on the proposed zoning amendment to allow “private club or membership organizations” by special permit within the General Industry (GI) Zoning District.

Sean and Robin King gave an overview of the proposed zoning amendment to the Board and answered questions from the Board. Roberts inquired on whether the use “health clubs” could be used rather than the more general use category of “private club or membership organization”. Wedegartner responded that the Board should look more proactively about potential uses and to look into establishing an Urban Industrial Zone. Touloumtzis noted that some businesses might leave town rather than going through a zoning amendment process. Roberts noted that there is no definition of “private club or membership organization” included in the Zoning Ordinance.

**MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 4:0 to forward a positive recommendation to the Town Council on the proposed zoning amendment to allow “private club or membership organizations” by special permit within the General Industry (GI) Zoning District.**

Discussion Item:

- a. Infill Development Ordinance

The Board reviewed the list of potential purposes for an Infill Development Ordinance. Roberts stated that he likes the Westborough example. The Board noted that there is an opportunity to provide incentives for infrastructure improvements. Pottern suggested seeking assistance from the Franklin Regional Council of Governments (FRCOG) and the Department of Public Works. Roberts suggested that there should be design review committee for an overlay district. Wedegartner noted that there are existing Corridor Overlay Design Guidelines.

Adjournment:

**MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0 to adjourn the Planning Board meeting at 9:08 p.m.**

Respectfully Submitted,

George Touloumtzis, Clerk  
Greenfield Planning Board