

ZONING BOARD OF APPEALS

TOWN OF GREENFIELD, MASSACHUSETTS
14 Court Square, Greenfield, MA 01301

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Zoning Board of Appeals Minutes of January 8, 2009 Police Station Meeting Room 321 High Street

Chairman Roy Cowdrey called the regular meeting to order at 7:30 p.m. with the following members present:

PRESENT: Roy Cowdrey, Chairman Thomas McLellan Susan Welenc
Mark Maloney Scott Cote Howard Barnard

ALSO PRESENT: Bob Coluccio; Web Engineering, Dan Felton; ECS, Terry Veber.; Rice Oil and Propane, John Bailey, Bob Cartelli; Ford of Greenfield; Permits Manager, and members of the public.

Public Hearings:

Rice Oil and Propane – Request for a Special Permit to allow the installation of a bulk oil storage facility and canopy within the General Industrial (GI) zoning district. Granted with conditions.

John Bailey – Appeal on a notice of violation made by the Building Inspector which ordered the correction of several Massachusetts Building Code and Greenfield zoning ordinance violations. Denied; upheld the ruling of the Building Inspector.

Ford of Greenfield – Request for a special permit to allow the installation of a freestanding sign in the Central Commercial (CC) zoning district which exceeds the number and size allowed by the zoning ordinance. Granted with conditions.

Approval of Minutes:

MOTION: Moved by McLellan, seconded by Maloney, and voted 4:0 to approve the meeting minutes from November 13, 2008 (Welenc was not present at time of vote).

Other Business:

- a. The Board voted to administratively extend an expired Special Permit for Ford of Greenfield.

Moved by McLellan, seconded by Maloney and voted 5:0 to allow the Chairman to administratively extend the expired Special Permit, to allow the display of motor vehicles on the property located at 1 Mohawk Trail until December 13, 2009, with the stipulation that if required, the applicant may return for an extension of that date.

- b. The Board reviewed drawings and a request made by FL Roberts for the re-imaging of two signs and canopies, due to re-branding. There is no change to the size of the signs, only the image will change.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to administratively approve the re-Imaging of the canopy and sign at 63 Main Street and 242 Mohawk Trail.

- c. The Board discussed a letter received from the Planning Board declining the request of the ZBA to jointly review the zoning amendments. In their letter, the Planning Board cites that they declined the request of the ZBA in the interest of moving the process along in a prompt manner, and in following the zoning amendment process. The Planning Board stated in their letter that they would welcome comments from the ZBA on the amendments, and would incorporate them where they differ from their own. The ZBA still holds to their

position that they would prefer to have a joint committee of both Boards to review and discuss the amendments, but do not want to spend time on making suggestions and have the Planning Board throw them out.

- d. The Board asked the Permits Manager to give new Alternate member Scott Conti a Board packet and to add him to the ZBA member list. The Permits Manager took Conti's information.

Adjournment:

MOTION: Moved by Maloney, seconded by Barnard, and voted 5:0 to adjourn the meeting at 9:52 p.m.

Respectfully submitted,

Carlene Millett
Permits Manager