

# ***ZONING BOARD OF APPEALS***

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

***413-772-1548***  
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**Zoning Board of Appeals**  
**Minutes of October 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                      Mark Maloney                                      Scott Cote  
                    Howard Barnard                                      Scott Conti

**ABSENT:** Thomas McLellan, Clerk, Susan Welenc

**ALSO PRESENT:** Eric Twarog, Senior Planner/GIS Coordinator, Jeff Terrell from WHAI, Dr. Jordan Grace Quinn, and members of the public.

Public Hearings:

**7:30 p.m.**            Jordan Quinn Consulting, LLC (148 Montague City Road) – Request for a special permit to allow a 10-unit Bed and Breakfast Tourist Home within the Urban Residential (RA) Zoning District.

**MOTION:**        **Moved by Maloney, seconded by Cote, and voted 5:0 to approve the special permit request of Jordan Quinn Consulting, LLC to allow a 10-unit Bed and Breakfast Tourist Home within the Urban Residential (RA) Zoning District at 148 Montague City Road pursuant to Section(s) 200-4.4(C9), 200-7.5, & 200-8.3 of the Zoning Ordinance with the following conditions:**

- 1. The parking and site layout be designed in accordance with the recommendations of the DPW in their Memo dated October 6, 2009 and as shown on the revised site plan dated September 3, 2009.**
- 2. A grassy swale shall be provided along the north side of the parking area for stormwater to drain to.**
- 3. Any additional security lighting shall be shielded from neighboring properties.**
- 4. Snow storage shall be provided along the north side of the parking area.**

Approval of Minutes:

**MOTION:**        **Moved by Maloney, seconded by Cote, and voted 5:0 to approve the meeting minutes from June 11, 15, 25, & 29, 2009; and July 8, 2009.**

Other Business:

- 1) Birches Condominium Project, Ethier Management – Request for administrative approval for minor changes to building #3.

**MOTION:** Moved by Maloney, seconded by Cote, and voted 5:0 to approve the request for administrative approval for the following minor changes to building #3:

1. Move the garage forward to be at twenty-two (22) feet from the sidewalk as required.
2. Move sliding door from rear of building to the side where garage has been moved forward.

2) Days Inn at 21 Colrain Road - Request for administrative approval to allow the facing on the existing signage at 21 Colrain Road to be switched from Super 8 to Days Inn.

**MOTION:** Moved by Maloney, seconded by Cote, and voted 5:0 to approve the request for administrative approval to allow the facing on the existing signage at 21 Colrain Road to be switched from Super 8 Motel to Days Inn Hotel.

Adjournment:

**MOTION:** Moved by Cote, seconded by Maloney, and voted 5:0 to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Eric Twarog, AICP  
Senior Planner/GIS Coordinator