

ZONING BOARD OF APPEALS

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

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Zoning Board of Appeals Minutes of November 12, 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 Tom McLellan, Clerk Mark Maloney
Susan Welenc Howard Barnard Scott Conti

ABSENT: Scott Cote

ALSO PRESENT: Eric Twarog, Senior Planner/GIS Coordinator; Jeff Terrell from WHAI; Frank Holmes of Stantec; Susan McCann and Dianne Sargent of Community Builders, Inc.; Darrell Aldrich of Mostue & Associates Architects, Inc.; Attorney David Bloomberg; and members of the public.

Approval of Minutes:

MOTION: Moved by Maloney, seconded by Barnard, and voted 5:0 to approve the meeting minutes from October 8, 2009.

Other Business:

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

Gerald Ethier of Ethier Management explained his request to the Board. Discussion ensued. The Board took a consensus vote and approved the administrative request as presented.

Public Hearings:

- 7:30 p.m.** TCB Leyden Woods Limited Partnership (AKA Leyden Woods) - Request for a special permit pursuant to Section(s) 200-4.3(C3), 200-5.3(E2), 200-6.5(A4), 200-7.2, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow 1) the redevelopment of a multi-family use property, 2) up to a 20 percent reduction in dimensional requirements for building separation, and 3) a reduction in the number of required parking spaces for property located at 24 Aster Court, which is located in the Suburban Residential (RB) Zoning District.

MOTION: Moved by Maloney, seconded by Welenc, and voted 5:0 to continue the public hearing to December 10, 2009 at 7:30 PM.

Adjournment:

MOTION: Moved by Maloney, seconded by Barnard, and voted 5:0 to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator