

# ZONING BOARD OF APPEALS

TOWN OF GREENFIELD, MASSACHUSETTS  
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## Zoning Board of Appeals Minutes of March 11, 2010 Police Station Meeting Room 321 High Street

Chairman Cowdrey called the regular meeting to order at 7:32 p.m. with the following members present:

**PRESENT:** Roy Cowdrey, Chairman      Tom McLellan, Clerk      Scott Cote  
Mark Maloney      Howard Barnard      Scott Conti

**ABSENT:** Susan Welenc

**ALSO PRESENT:** Eric Twarog, Senior Planner/GIS Coordinator; Heather Hopkins Dudko, sign consultant; and members of the public.

### Public Hearings:

**7:30 p.m.** CVS, 137 Federal Street - Request for a special permit pursuant to Section(s) 200-6.7(F1) and 200-8.3 of the Zoning Ordinance in order to allow signage that exceeds current standards which is located in the Limited Commercial (LC) Zoning District.

**MOTION:** Moved by McLellan, seconded by Maloney, and voted 5:0 to approve the request for a special permit pursuant to Section(s) 200-6.7(F1) and 200-8.3 of the Zoning Ordinance in order to allow signage that exceeds current standards at 137 Federal Street (CVS) which is located in the Limited Commercial (LC) Zoning District with the following condition:

1. The lettering of the new wall signage shall not exceed 54 inches in height with all other dimensions being proportional to the height of the lettering.

### Action Items:

Recommendation on Proposed Zoning Amendments Relative to Meeting the Zoning Criteria of the Green Communities Act of 2008.

**MOTION:** Moved by McLellan, seconded by Maloney, and voted 5:0 to forward a positive recommendation to the Town Council on the proposed zoning amendments relative to meeting the zoning criteria of the Green Communities Act of 2008 as originally proposed by the Department of Planning and Development in a document dated December 1, 2009.

### Other Business:

Administrative Approval for Additional Wall Signage for Rite Aid at 107 Main Street

**MOTION:** Moved by Maloney, seconded by Cote, and voted 5:0 to approve the administrative request to allow additional wall signage for Rite Aid at 107 Main Street as depicted in the documentation submitted by Jones Sign Company dated December 10, 2009.

Approval of Minutes:

**MOTION:** Moved by Maloney, seconded by Cote, and voted 5:0 to approve the meeting minutes from December 10, 2009.

Adjournment:

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

Respectfully submitted,

Eric Twarog, AICP  
Senior Planner/GIS Coordinator