

ZONING BOARD OF APPEALS

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

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Zoning Board of Appeals Minutes of July 8, 2010 Police Station Meeting Room 321 High Street

Chairman 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

Public Hearings:

7:30 p.m. (Continued from June 10, 2010) Dale & Debra Mathey, 114 Wells Street – Application for a variance of Section 200-7.10(A) of the Zoning Ordinance to allow an apartment on the first floor of a “mixed residential/business” use at 114 Wells Street which is located in the Central Commercial (CC) Zoning District.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to grant the request of Dale and Debra Mathey for a variance of Section 200-7.10(A) of the Zoning Ordinance pursuant to Section 200-8.6 of the Zoning Ordinance for property located at 114 Wells Street, which is located in the Central Commercial (CC) Zoning District, in order to allow an apartment on the first floor of a “mixed residential/business” use with the following conditions:

1. The applicants shall adhere to all the provisions of Mark Snow’s memo to the ZBA dated July 8, 2010; and
1. The portion of the building to be converted to an apartment shall not revert back to a business or commercial use.

7:45 p.m. Vitaliy & Fevroniya Mikhaylichenko, 31 Mill Street – Application for a special permit to allow: 1) a two-family dwelling within the General Commercial (GC) Zoning District pursuant to Section 200-4.9(C7) of the Zoning Ordinance, and 2) to allow the change, extension or alteration of a nonconforming use pursuant to Section 200-6.1(C1) of the Zoning Ordinance.

The applicants requested a continuance of the public hearing in order for them to obtain the information on parking requested by the Board.

MOTION: Moved by McLellan, seconded by Maloney and voted 5:0 to grant the request for a continuance of Vitaliy & Fevroniya Mikhaylichenko for property located at 31 Mill Street to September 9, 2010 at 7:30 p.m.

8:00 p.m. Neisha Wright, 158 Davis Street - Application for a special permit to allow: 1) a three-family dwelling within the Urban Residential (RA) Zoning District pursuant to Sections 200-4.4(C3), 200-7.2, and 200-8.3 of the Zoning Ordinance, and 2) to allow a twenty (20) percent reduction of

dimensional requirements (lot area) pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance.

The applicant requested a continuance of the public hearing in order for her to obtain the information on parking requested by the Board.

MOTION: Moved by McLellan, seconded by Maloney and voted 5:0 to grant the request for a continuance of Neisha Wright for property located at 31 Mill Street to September 9, 2010 at 7:45 p.m.

Approval of Minutes:

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to approve the meeting minutes from June 10, 2010 with the following added to the motion and vote on the appeal of Paul LaFleur: "A supermajority (4 out of 5 votes) is required, therefore the motion fails."

Adjournment:

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Eric Twarog, AICP
Director of Planning and Development