



City known as the Town of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
EricT@greenfield-ma.gov • www.greenfield-ma.gov

William F. Martin
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Conti, Scott (2016)
Joseph, Christopher (2014)
Maloney, Mark (2016)
McLellan, Thomas (2016)
Ronhave, Steven (2015)
Winn, James (2015)

- Mansfield Inquired if the fence does not have barbed wire, could the fence be 8-feet in height.
- Joseph Stated he would be okay with a 8-foot high fence instead of a 6-foot high fence with barbed wire.
- Mansfield Stated he would prefer the 8-foot fence than putting barbed wire, as it would offer a better appearance.
- McLellan Read correspondence from the Planning Board.

Chairman McLellan opened up the hearing for public comment.

No comments

Public Hearing closed at 7:08 p.m.

Discussion/Decision

BryCar LLC – John Deere Dealership for property located at 189-191 Shelburne Road (Assessor’s Map R25, Lots 9 & 10)

The Board had no issues with this project.

MOTION: Moved by Conti, seconded by Joseph, and voted 5:0 to approve the application of BryCar LLC – John Deere Dealership for property located at 189-191 Shelburne Road (Assessor’s Map R25, Lots 9 & 10), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 6-foot high commercial chain link fence along the front and side yard at this location, with the following conditions:

1. The chain link fence shall have a minimum 25-foot front yard setback and 5-foot side yard setback;
 2. The height of the chain link fence shall not exceed 8-feet in height.
2. 7:15 p.m.: Application of Vladmir D. Sinigur for property located at 42 Phyllis Lane (Assessor’s Map R28, Lot 1L), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 15’ x 20’ shed within the required ten (10) foot setback, seeking a 20% reduction of the required setback from ten (10) feet to eight (8) feet at this location.

Chairman McLellan explained the public hearing process to the applicant. McLellan read the public notice into the record. Members sitting were Tom McLellan, Chair; Scott Conti; Christopher Joseph; Steve Ronhave; and James Winn. Also in attendance were the Applicant, Vladmir D. Sinigur and members of the public.



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- McLellan Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.
- Sinigur Stated he built a shed on his property and then found out by the Building Inspector that he needed a Special Permit in order to allow the installation. Stated he has limited flat land due to the amount of ledge on his property, so the best location so happened to be within the setback.
- McLellan Read correspondence from the Planning Board.
- Joseph Inquired whether the neighbor is okay with the location of the shed.
- Sinigur Responded that he spoke to his neighbor, and they are okay with the location of the shed.
- Conti Inquired the materials used to construct the shed.
- Sinigur Responded the shed is wooden with a concrete slab.

Chairman McLellan opened up the hearing for public comment.

No comments

Public Hearing closed at 7:25 p.m.

Discussion/Decision

Vladimir D. Sinigur for property located at 42 Phyllis Lane (Assessor's Map R28, Lot 1L)

The Board had no issues with this project.

MOTION: Moved by Conti, seconded by Joseph, and voted 5:0 to approve the application of Vladimir D. Sinigur for property located at 42 Phyllis Lane (Assessor's Map R28, Lot 1L), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 15' x 20' shed within the required ten (10) foot setback, a 20% reduction of the required setback from ten (10) feet to eight (8) feet at this location.

3. 7:30 p.m.: Application of Susan K. Farber for property located at 33 Birch Street (Assessor's Map 89, Lot 36), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 4.86 kW ground-mounted solar photovoltaic system at this location.

Chairman McLellan explained the public hearing process to the applicant. McLellan read the public notice into the record. Members sitting were Tom McLellan, Chair; Scott Conti; Christopher Joseph; Steve Ronhave; and James Winn. Also in attendance were the Applicant, Susan K. Farber; representative to the Applicant, John Ward from the Solar Store of Greenfield; and members of the public.



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McLellan Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

Farber Stated she would like to install a 4.86 kW ground-mounted solar photovoltaic system on her property. Stated the solar array will measure 32.5 feet by 9.75 feet (6 modules wide, 3 modules high). The tilted array will stand 9 feet tall. Stated the system will be located on the east side of her property because it provides the best conditions for solar power. Stated the array meets all dimensional requirements.

Chairman McLellan opened up the hearing for public comment.

McLellan Read letter of support from the following:

1. Peg Pucino, 36 Birch Street
2. Matt Leaf, 27 Birch Street

McLellan Read a letter of concern from the following:

1. Dr. Theresa Janoure & Michael O'Bannon, 45 Birch Street

McLellan Read correspondence from the Department of Pubic Works and Planning Board.

Joseph Inquired whether the solar array will make any noises

Ward Responded no.

Joseph Inquired what side of the solar array will be facing the concerned neighbor.

Ward Responded the back of the solar array will face the concerned neighbor.

McLellan Inquired whether added foliage behind the solar array would interfere with the solar production.

Ward Responded no.

Farber Stated the concerned neighbor has already planted arborvitae along the backside of the proposed solar array.

John & Karen Bross, 51 Birch Street

Stated they support the proposed solar array, and are interested in installing solar at their property.

Joseph Inquired whether there would any light reflection caused from the solar array.

Ward Responded the level of light reflection would be similar to a parked car or a body of water. Stated he conducted a shade analysis for the array in relation to the abutting properties. Stated during 3 months per year, from 6:00 AM to 8:00 AM, there would be a small amount of glare. The solar modules have a anti-glare application, so it will lesson the amount of glare.

Joseph Inquired how much energy will the solar array produce.



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- Ward Responded the solar array will produce approximately 60% of the amount of energy a typical house hold uses per day.
- Winn Inquired what the expected life of the solar array.
- Ward Responded the warranty for the solar modules is 20 years, and the warranty for the inverter is 12 years. The life expectancy of the modules and inverter will outlast each respective warranty.

Public Hearing closed at 7:48 p.m.

Discussion/Decision

Susan K. Farber for property located at 33 Birch Street (Assessor's Map 89, Lot 36)

The Board had no issues with this project.

MOTION: Moved by Conti, seconded by Joseph, and voted 5:0 to approve the application of Susan K. Farber for property located at 33 Birch Street (Assessor's Map 89, Lot 36), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 4.86 kW ground-mounted solar photovoltaic system at this location.

Approval of Minutes:

MOTION: Moved by Joseph, seconded by Ronhave, and voted 3:0:1 (Conti abstained) to approve the Minutes from November 13, 2014.

Adjournment:

MOTION: Moved by Conti, seconded by Joseph, and voted 5:0 to adjourn the meeting at 7:53 p.m.

Respectfully Submitted,

Maureen Pollock
Assistant Planner & Conservation Agent