



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.

Allis, Brickett (2018)  
Conti, Scott (2016)  
Joseph, Christopher (2014)  
Maloney, Mark (2016)  
Winn, James (2017)

**ZONING BOARD OF APPEALS**  
**Minutes of January 14, 2016**  
**Department of Planning & Development**  
**114 Main Street**

The meeting was called to order by Chair, Mark Maloney at 7:00 p.m. with the following members:

**PRESENT:** Mark Maloney, Chairman Scott Conti Christopher Joseph  
James Winn Brickett Allis

**ALSO PRESENT:** Maureen Pollock, Assistant Planner & Conservation Agent and Applicants

**CHAIRS STATEMENT:** This meeting is being recorded, if any other persons present are doing the same, you must notify the chairperson at this time. No one responded.

Public Hearings:

Application of Jennifer Lawrence for property located at 687 Bernardston Road (Assessor's Map R14, Lot 26), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-4.3 (C1) and 200-8.3 of the Zoning Ordinance in order to allow four (4) goats at this location.

Members sitting were Mark Maloney, Chair; Scott Conti; Christopher Joseph; James Winn; and Brickett Allis. Also in attendance was the Applicant, Jennifer Lawrence; and members of the public.

- Maloney 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.
- Lawrence Stated that she recently purchased the house located at 687 Bernardston Road. She plans to move into the house spring/summer 2016. She currently resides in Vermont with her 4 elderly goats where she once owned a dairy farm. She hopes to be able to bring the goats to the Bernardston Road property. The goats are fixed; they do not smell; they do not make loud noises; and will not go through the fence. Stated they will probably live for another 3-4 years and does not intend to replace them after they die.
- Allis Stated he has no issues with this request.
- Joseph Stated if abutters do not have concerns with this request, then he has no issues.
- Conti Inquired about the type of fencing that will be installed.
- Lawrence Stated the fencing type will be livestock panels with electric fencing. Stated the electric fencing will deter any wildlife getting in or out of the property.



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Chairman Maloney opened up the hearing for public comment.

None

Conti Read correspondence from the Planning Board, Board of Health, Fire Department, Department of Public Works, and the Licensing Commission.

Read letters of support from Alan Baker of Shaftsbury, Vermont and Sarah Jahn of Peru, Vermont.

Public Hearing closed at 7:10 p.m.

**Discussion/Decision**

**Jennifer Lawrence for property located at 687 Bernardston Road (Assessor's Map R14, Lot 26)**

The Board had no issues with this request.

**MOTION**

**Moved by Joseph, seconded by Allis, and voted 5-0 to approve the application of Jennifer Lawrence for property located at 687 Bernardston Road (Assessor's Map R14, Lot 26), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-4.3 (C1) and 200-8.3 of the Zoning Ordinance in order to allow four (4) goats at this location, with the following conditions:**

- 1. The applicants may keep the existing four (4) goats with the condition that with the removal or expiration of any of the existing goats, that they shall not be replaced;**
- 2. The goats shall be provided with appropriate outside space, shelter, food and water;**
- 3. The keeping of farm animals/livestock at any location in the Town of Greenfield shall result in an annual inspection of the premises by the Animal Inspector. These inspections are known as "Barn Inspections" and are conducted in the fall;**
- 4. The goats shall be kept free of disease;**
- 5. Although not required in the Commonwealth of Massachusetts, it is recommended that the goats receive a rabies vaccination.**

Application of Franklin County Community Development Corporation for property located at 324 Wells Street (Assessor's Map 98, Lot 33), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the change, extension or alteration of a legal nonconforming use at this location.

Members sitting were Mark Maloney, Chair; Scott Conti; Christopher Joseph; James Winn; and Brickett Allis. Also in attendance was the Applicant, John Waite, CDC Executive Director; and members of the public.

Maloney 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.



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Waite Stated that he would like to erect a cold storage unit. The unit will be located next to the food storage area and will be close to the loading dock. The unit will be able to hold 180 pallets. Stated there will also be room for dry food storage in the unit. Stated the unit will be in the same footprint as the former building that existed.

Maloney Inquired why the Applicant is requesting a special permit.

Waite Responded Mark Snow, Building Inspector/Zoning Code Enforcement Officer is requiring the special permit. Stated there is a 10 foot gap of wall facing Cedar Street is beyond the setback requirement, because it abuts a residential property.

Maloney Inquired who owns the fence along the property line.

Waite Responded the CDC owns the fence and plans to repair the fence when they erect the cold storage unit.

Conti Inquired whether there will be back-up generator needed for the unit.

Waite Responded yes, the back-up generator will be located along Wells Street.

Chairman Maloney opened up the hearing for public comment.

Cheryl Johnston, 46 Cypress Street  
Stated she has no issues with this request.

Timothy Mosher, 29 Cypress Street  
Inquired whether traffic will be impacted with the increase of pallets.

Waite Responded the increase of pallets should not increase the amount of traffic. Stated trucks will just be able to pick-up more pallets at a single time.

Mosher Inquired whether there will be more noise caused by the project. Stated the dumpster trucks often come at 7:00am. Inquired what the truck pick-up schedule will be.

Waite Responded that the deliveries will be scheduled from 8:00am to 6:00pm. Stated he knows there have been issues with the dumpster pick-up times. Stated he is trying to change the dumpster pick-up time to later in the morning.

Conti Read correspondence from the Planning Board, Board of Health, Fire Department, Department of Public Works, and the Licensing Commission.

Marc Bitzer, 47 Cedar Street and 322 Wells Street  
Stated he has no issues with this request.



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Joseph Inquired whether the 40-foot long trailer along Wells Street will be removed.

Waite Responded the trailer will be removed once the cold storage unit is erected. Stated he hopes the new cold storage unit will increase food productions by 20%. Stated he believes the cold storage unit will help more businesses grow here in Greenfield.

Public Hearing closed at 7:29 p.m.

**Discussion/Decision**

**Franklin County Community Development Corporation for property located at 324 Wells Street (Assessor’s Map 98, Lot 33)**

The Board had no issues with this request.

**MOTION** Moved by Joseph, seconded by Allis, and voted 5-0 to approve the application of Franklin County Community Development Corporation for property located at 324 Wells Street (Assessor’s Map 98, Lot 33), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the change, extension or alteration of a legal nonconforming use at this location, with the following conditions:

1. A copy of the final design plans shall be submitted to the Greenfield Health Department;
2. Once the cold storage unit installation has been completed, a final inspection with the Greenfield Health Department shall be conducted prior to on-site use.

Discussion Items

Proposed Revisions to the Approved Landscaping Plan for the Ford-Toyota Dealership Project.

Applicant, Robert Cartelli and Representative to the Applicant, Tony Wonseski were present.

Wonseski Stated the Applicant would like to request an alteration to the landscaping plan. Stated they would like to remove some of the approved tree planting in the back of the property, adjacent to the train tracks and some of the approved tree planting in front of the building.

Cartelli Stated that he would like to replace the approved trees with more shrubs and groundcover. Suggested he would be willing to come back before the Board after the first growing season to determine whether the landscaping is satisfactorily.

Allis Stated he would like the Applicant to come back to review the new plantings.



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Winn Stated he has no problem with this request.

Joseph Stated he has no problem with this request.

Conti Stated he has no problem with this request.

The Board approved the Applicant's request to eliminate the previously approved trees in the back of the property and to replace the previously approved trees with shrubs and groundcover along the front property line, as shown on the submitted landscaping plan. The Applicant shall come back before the Board after the first growing season to determine whether the landscaping is satisfactorily.

Adjournment:

**MOTION: Moved by Winn, seconded by Joseph, and voted 5-0 to adjourn the meeting at 8:00 p.m.**

Respectfully Submitted,

Maureen Pollock  
Assistant Planner & Conservation Agent