



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 June 9, 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
Brickett Allis

ALSO PRESENT: Applicants

ABSENT: James Winn

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 Ralph Mroz for property located at 83 Lunt Drive (Assessor’s Map R33, Lot 50), which is located in the Rural Residential (RC) 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 construction of an additional bay to the existing garage from twenty (20) feet to sixteen (16) feet along the side yard setback.

Members sitting were Mark Maloney, Chair; Scott Conti; Christopher Joseph; and Brickett Allis. Also in attendance was the Applicant, Ralph Mroz, 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.
- Mroz Stated he would like to construct an additional bay to the existing garage from twenty (20) feet to sixteen (16) feet along the side yard setback.
- Allis Inquired whether the existing arborvitae will remain.
- Mroz Responded yes.
- Allis Inquired whether you can see through the arborvitae.
- Mroz Responded you cannot see through the arborvitae. Stated there is one opening between the arborvitae which will be replanted.

Conte read correspondence from the Board of Health, Building Department, Licensing Commission, and Department of Public Works.



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Chairman Maloney opened the public hearing.

No Comments

Mroz Stated the bay will not be located near the septic system. Stated he spoke with his neighbors, and that no one expressed any concerns about the project.

Public Hearing closed at 7:10 p.m.

Discussion/Decision

Steven B Ralph Mroz for property located at 83 Lunt Drive (Assessor's Map R33, Lot 50)

The Board had no issues with this request.

MOTION: Moved by Conti, seconded by Allis, and voted 4:0 to approve the application of Ralph Mroz for property located at 83 Lunt Drive (Assessor's Map R33, Lot 50), which is located in the Rural Residential (RC) 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 construction of an additional bay to the existing garage from twenty (20) feet to sixteen (16) feet along the side yard setback.

Application of the Center for Human Development, Incorporated for property located at 102 Main Street and 13 Conway Street (Assessor's Tax Map 58, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C7), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of a not-for-profit integrated health care facility for primary care (dental care and behavioral health services) at this location.

Members sitting were Mark Maloney, Chair; Scott Conti; Christopher Joseph; and Brickett Allis. Also in attendance was the Representative to the Applicant, Felicity Hardy, Attorney; and members of the public.

Maloney Stated the Board only has four members sitting this evening, and would like to continue the public hearing until July 14th when there will be a full board present.

Hardy Stated she would like to continue the public hearing until July 14th, as suggested.

MOTION: Moved by Joseph, seconded by Allis, and voted 4:0 to continue the public hearing until July 14, 2016.

Discussion Items

Permit Fees



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The Board would like to postpone the discussion of permit fees until the July 14th meeting.

Approval of Minutes:

MOTION: Moved by Allis, seconded by Conti, and voted 4:0 to approve the Minutes from May 12, 2016.

Adjournment:

MOTION: Moved by Allis, seconded by Conti, and voted 4-0 to adjourn the meeting at 7:18 p.m.

Respectfully Submitted,

Maureen Pollock, Assistant Planner & Conservation Agent