

Greenfield City Council  
October 21, 2020  
210th Regular Meeting  
7:00 p.m.  
John Zon Community Center  
35 Pleasant Street, Greenfield  
Or via Webex

To join via computer:

<https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=me1aea6fbdf0ab6841bb22885ed2c7ea1>

To join via phone:

+1-408-418-9388 United States Toll

Access code: 132 356 8558

To view the full agenda:

## AGENDA

1. Call to Order -  
CHAIRS STATEMENT: This meeting is being recorded and videotaped by the City Council and GCTV-15. If any other persons present are doing the same you must notify the chairperson at this time.
2. Roll Call of Members
3. Pledge of Allegiance (voluntary)
4. Approve the September 16, 2020 City Council meeting minutes **(pg. 3)**
5. Communications from Superintendent of Schools and School Committee
6. Communications from Mayor, City Officers and Employees
7. Communications from other City Employees as needed, by invitation
8. Public Comment
9. Public Hearing(s) and Second Reading(s): None
10. Motions, Orders, and Resolutions
  - I. Warrant for the November 3, 2020, State/Presidential Election. **(pg. 13)**
  - II. Approve the payment of prior year FY20 invoice for Equifax in the amount of \$75.00. **(pg. 17)**
  - III. Mayor's Appointment – Alyssa Valbona, Board of Health **(pg. 21)**
11. Presentation of Petitions and Similar Papers

12. Report of Committees

13. Unfinished Business

14. Old Business

15. New Business

First Reading – (pg. 25)

- Reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509,442.
- Authorizes increase Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021.
- Appropriate \$32,423 for GCET Fiber & Equipment.
- Appropriate \$42,900 from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way.

Notice of Zoning Amendment Proposals – (pg. 50)

- Amend Chapter 200: Zoning, Section 4.2 (C19) Rural Residential (RC) by removing the Tier 1 limitation and amend Section 4.2 (C), RC District, by adding a new number 21 under Subsection C to permit marijuana product manufacturing and marijuana retailer as accessory uses to the use “Marijuana Cultivator pursuant to 7.17”, submitted September 29, 2020, by Jeff Coulson & Emily Seelman.
- Amendments to Chapter 200: Zoning, Section 4.13 Floodplain District (F), submitted October 13, 2020, by the Planning Board.
- Amendments to the Zoning Ordinance relative to Low Impact Development (LID) techniques to include amendment to Section 6.11, driveways and entrances, of the Zoning Ordinance, submitted October 13, 2020, by the Planning Board.

16. Motions for Reconsideration

17. Adjournment

**EXECUTIVE SESSION MAY BE CALLED**

*\*Please note that the list of topics was comprehensive at the time of posting, however, the public body may consider and take action on unforeseen matters not specifically named in this notice. Posted in accordance with M.G.L.c 30A § 18-25.*

GREENFIELD CITY COUNCIL  
Regular Meeting Minutes  
September 16, 2020

Webex Conferencing System

7:00 pm

**CALL TO ORDER:** Meeting was called to order at 7:01 p.m. by President Stempel-Rae.

**CHAIRS STATEMENT:** This meeting is being recorded and videotaped by the City Council and GCTV-15. If any other persons present are doing the same you must notify the chairperson at this time.

**ROLL CALL OF MEMBERS:** Roll Call was taken. Councilor Guin was absent.

**ALSO PRESENT:** Mayor Roxann Wedegartner; Administrative Assistant to the Council Tammy L. Marciel; Finance Director/City Auditor/City Accountant Elizabeth Gilman; Greenfield School Superintendent Jordana Harper; School Committee Chairperson Amy Proietti; Energy Director Carole Collins; DPW Director Marlo Warner; GCTV-15 staff; Anita Fritz, *the Recorder*; and members of the public.

The Pledge of Allegiance was held.

**ACCEPTANCE OF MINUTES:** On a motion by Councilor Wheeler, second by Councilor Ricketts, it was unanimously,

**VOTED:** TO ACCEPT THE CITY COUNCIL MINUTES OF AUGUST 19, 2020.

**COMMUNICATIONS:**

**SCHOOL SUPERINTENDENT AND SCHOOL COMMITTEE:** Superintendent Harper and Chairperson Proietti reported the following:

- Thanked the DPW and Recreation Department providing outdoor seating for the tents that had been erected on school grounds.
- Update status on the extended summer meal service program.
- Update status on the procedure for resuming school athletic activities and programs.
- The new school year would begin on September 17<sup>th</sup> for virtual and in person learning.
- A technical hotline had been established to assist students who call with issues concerning their chromebooks.

Superintendent Harper and Chair Proietti answered questions from Councilors:

- Further information requested in regards to the meal service program.
- Did the technical hotline set up by the schools include bi-lingual customer service operators.

Superintendent Harper announced that this school year would be her last as Superintendent and thanked the Councilors for their efforts and urged them to continue their support with the education provided to Greenfield students.

**MAYOR, CITY OFFICERS AND EMPLOYEES:** Mayor Roxann Wedegartner reported the following:

- Working on a new parking plan for the City that included permit parking.
- Working with the Community Development Administration to establish a winter housing program.
- The Recreation Department had established a Halloween celebration that would be held on October 30, at Highland Park, in lieu of the Rag Shag parade.
- The Communications Director had begun holding meetings with City department heads to establish an overall branding program for the City.

- Working with Police Chief Haigh on the Police Department's Use of Force policy.
- Would provide answers to questions Councilors had submitted in regards to the Fire Station construction and proposed locations for the temporary and permanent buildings.
- The Public Safety Building Commission had scheduled regular meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of every month.
- A grant meeting had been scheduled for tomorrow with the USDA regional representative to discuss the USDA Community Facilities Grant and guaranteed loans for supplemental funding towards the construction of the new Fire Station.

Mayor Wedegartner answered questions from Councilors:

- The parking capacity of the Hope Street parking lot where the proposed temporary Fire Station would be erected.
- Diversification of the Human Rights Commission membership to include more people of color and other races and ethnicities.
- Provide clearer instructions for directing traffic to parking in areas that were blocked off for outside dining.
- Status on the establishment of the anaerobic digester.
- Could the Councilors be notified of any future Public Safety Building Commission meetings, including meetings for the Temporary Fire Station building sub-committee.

OTHER CITY EMPLOYEES AS NEEDED, BY INVITATION: None.

**PUBLIC COMMENT:** The following members of the public spoke:

- Branden Bailey, CEO of Realtor Association of Pioneer Valley, Edgewood Ave., Longmeadow, read a prepared statement regarding the Accessory Unit Dwelling provision that was passed in the Spring of 2020 as attached.
- Wendy Goodman, Green River Rd, Greenfield, thanked the Mayor for submitting her name to the Human Rights Commission and also encouraged diverse representation in the Commission.

**PUBLIC HEARINGS:** Public Hearing – President Stempel-Rae opened the public hearing at 7:58 pm. Vice President Wheeler read the public hearing notice and second hearing: In accordance with Home Rule Charter, the Greenfield City Council will hold a public hearing on Wed., September 16, 2020, at 7:00 p.m. at John Zon Community Center, 35 Pleasant Street, or Remote Access, if required: <https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=m13f0e5d7406ad90af25a238ef2042149> to receive public input on the following:

- Appropriate \$21,000 from Fund 8402 - Capital Stabilization to repair DPW yard boiler.

The City Council may consider the same on Wed., September 16, 2020, at 7:00 p.m. at John Zon Community Center, 35 Pleasant Street, or Remote Access, if required: <https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=m13f0e5d7406ad90af25a238ef2042149>. Materials can be obtained from the City Clerk's Office, 14 Court Sq. from 8:30 a.m.-5:00 p.m., Mon. - Fri. or phone 413-772-1555, x. 6163.

Ashley Stempel-Rae, Greenfield City Council President

## **City Council – Second Reading- September 16, 2020**

- Appropriate \$21,000 from Fund 8402 - Capital Stabilization to repair DPW yard boiler.

**MOTIONS, ORDERS, AND RESOLUTIONS**

**Order no. FY 21-022**

**MOTION:** On a motion by Councilor Wheeler, second by Councilor Mayo, it was,  
**MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL, AUTHORIZE THE MAYOR TO NEGOTIATE AND ENTER INTO A PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT UNDER G.L. C. 59, §38(H) FOR A TERM OF 20 YEARS CO-EXTENSIVE WITH THE TERM OF THE LEASE WITH THE SOLAR DEVELOPER FOR THE MILL BROOK WELLFIELD SOLAR PROJECT LOCATED AT 195 LOG PLAIN ROAD.

**DISCUSSION:** Energy Director Collins presented a brief rationale for this proposed order.

It was by roll call, 11 yes, 0 no ,

**VOTED:** TO APPROVE ORDER NO. FY 21-022.

Seeing that no one wished to speak, President Stempel-Rae closed the public hearing at 8:04 pm.

**Order no. FY 21-015**

**MOTION:** On a motion by Councilor Wheeler, second by Councilor Mayo, it was,  
**MOVED:** THAT IT BE ORDERED THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR WEDEGARTNER, ORDERED THAT THE SUM OF \$21,000 BE TRANSFERRED FROM FUND 8402 - CAPITAL STABILIZATION, TO REPAIR THE BOILER LOCATED AT THE DPW YARD.

**DISCUSSION:** Vice President Wheeler reported the Ways & Means Committee forwarded a unanimous positive recommendation. It was noted that a small balance would remain in the account; however, in the future the City would be requesting transfers to replenish accounts.

It was by roll call, 11 yes, 0 no,

**VOTED:** TO APPROVE ORDER NO. FY21-015.

**Order no. FY 21-017**

**MOTION:** On a motion by Councilor Dolan, second by Councilor Mayo, it was,  
**MOVED:** THAT IT BE ORDERED THAT THE CITY COUNCIL OF GREENFIELD HEREBY INITIATES THE FOLLOWING ZONE CHANGE IN ACCORDANCE WITH M.G.L.C 40A SECTION 5: AMEND ZONING ORDINANCE, CHAPTER 200, SECTION 7.18: ACCESSORY DWELLING UNITS; SUBSECTION D: ACCESSORY DWELLING UNIT STANDARDS, BY INSERTING NEW SUBSECTION (14) AS FOLLOWS:

*~200-7.18. Accessory Dwelling Units*

*D. Accessory Dwelling Unit Standards.*

*(14) No accessory dwelling unit shall be held in separate ownership from the principal structure or dwelling unit. If ownership is later divided under Massachusetts Condominium Law, all units of the condominium must be owner-occupied.*

**DISCUSSION:** This zoning amendment was submitted by the Planning Board. Councilor Elmer presented a brief rationale for the submission of the proposed amendment.

It was by roll call, 10 yes, 1 no, 1 abstention,  
**VOTED:** TO APPROVE ORDER NO. FY21-017.

**Order no. FY 21-019**

**MOTION:** On a motion by Councilor Dolan, second by Councilor Wheeler, it was,  
**MOVED:** THAT IT BE ORDERED THAT THE CITY COUNCIL OF GREENFIELD HEREBY INITIATES THE FOLLOWING ZONE CHANGE IN ACCORDANCE WITH M.G.L.C 40A SECTION 5, TO AMEND:

Chapter 200, the zoning ordinance of the city of Greenfield, is hereby further amended in subsection B of section 200-7.18 by adding the following language at the end of the definition of ACCESSORY DWELLING UNIT, DETACHED: "A detached Accessory Dwelling shall be allowed on a lot that contains a minimum of .75 of an acre in total area or larger."

and further amended in section 200-7.18 by striking subsection C1. and C.2 in its entirety and replacing it with the following language: --

**C.1. An Accessory Dwelling unit, Within, and an Accessory Dwelling Unit, Attached, shall require a site plan review by the Planning Board prior to construction.**

**C.2. An accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction.**

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**DISCUSSION:** This proposed zoning amendment was submitted by a Citizen's Petition. It was noted that the Council had previously voted against the requirement of a special permit. Clarification was asked in regards to the process once the proposed zoning amendment was initiated.

It was by roll call, 2 yes, 9 no, 1 abstention,  
**DEFEATED:** TO APPROVE ORDER NO. FY21-019.

(Note: Upon further research, it was discovered the Council did not have the authority to defeat the initiation of a proposed zoning amendment; therefore, order no. FY21-019 would proceed forward in accordance with Massachusetts General Law Chapter 40A Section 5.)

**Order no. FY 21-018**

**MOTION:** On a motion by Councilor Dolan, second by Councilor Mayo, it was by roll call, 10 yes, 0 no, 1 abstention,

**VOTED:** THAT IT BE ORDERED THAT THE CITY COUNCIL OF GREENFIELD HEREBY INITIATES THE FOLLOWING ZONE CHANGE IN ACCORDANCE WITH M.G.L.C 40A SECTION 5:

AMEND ZONING ORDINANCE, CHAPTER 200, SECTION 4.13: FLOODPLAIN DISTRICT (F); SUBSECTION B: DISTRICT DELINEATION, BY STRIKING THE CURRENT SECTION (2) IN ITS ENTIRETY AND REPLACING IT AS INDICATED ON THE ATTACHED STRIKE DRAFT, AND SECTION D: USE REGULATIONS, AS INDICATED ON THE ATTACHED STRIKE DRAFT.

**PROPOSED ZONING AMENDMENT TO THE GREENFIELD ZONING ORDINANCE**  
**May 5, 2020**

Note: Text with a ~~strike through~~ is text to be deleted, *black bold italic* text is newly proposed text.

Amend Section 200-4.13 – Floodplain District of the Zoning Ordinance by so that it reads as follows:

**~ 200-4.13. Floodplain District (F).**

A. Purpose. The purposes of the Floodplain District are to protect the public health, safety, and general welfare, to protect human life and property from the hazards of periodic flooding, to reduce the public costs resulting from flood damage, to preserve the natural flood control characteristics and the flood storage capacity of the floodplain, and to preserve and maintain the ground water table and ground water recharge areas within the floodplain.

B. District delineation.

(1) The general boundaries of the Floodplain District are shown on the City of Greenfield Flood Insurance Rate Map (FIRM), dated July 2, 1980, as Zones A, A 1-30 to indicate the 100-year floodplain. The exact boundaries of the district are defined by the 100-year water surface elevations shown on the FIRM and further defined by the Flood Profiles contained in the Flood Insurance Study, dated January 1980. The floodway boundaries are delineated on the City of Greenfield Flood Boundary Floodway Map (FBFM), dated July 2, 1980, and further defined by the Floodway Data Tables contained in the Flood Insurance Study. These two (2) sets of maps as well as the accompanying Study are incorporated herein by reference and are on file with the City Clerk, Planning Board, Conservation Commission, and Inspector of Buildings.

~~(2) The boundaries as shown on the above referenced maps shall be presumed accurate. This presumption may be overcome only by credible evidence using drainage calculations which shall be:~~

~~(a) Based upon a design storm of seven (7) inches of precipitation in twenty-four (24) hours (i.e., a Type II Rainfall, as defined by the U.S. Soil Conservation Service);~~

~~(b) Based upon the standard methodologies set forth in U.S. Soil Conservation Service Technical Release No. 55, Urban Hydrology for Small Watersheds and Section 4 of the U.S. Soil Conservation Service, National Engineering Hydrology Handbook; and~~

~~(c) Prepared by a registered professional engineer or other professional competent in such matters. Within Zone A, where the 100 year flood elevation is not provided on the FIRM, the boundary of the 100 year floodplain shall be the maximum lateral extent of floodwater which has been observed or recorded. The Zoning Board of Appeals may also require the applicant to determine the boundary using the above referenced drainage calculations.~~

*(2) Floodway Data. In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data*

*shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.*

*(3) Within Zones AH and AO on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.*

*(4) Base Flood Elevation Data. Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A zones. [Subsection 3 added by the Town Council on July 15, 2009]*

*(5) All subdivision proposals must be designed to assure that:*

*(a) Such proposals minimize flood damage;*

*(b) All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and*

*(c) Adequate drainage is provided to reduce exposure to flood hazards.*

C. Notification of Watercourse Alteration. In a riverine situation, the Inspector of Buildings shall notify the following of any alteration or relocation of a watercourse:

(1) Adjacent Communities

(2) Bordering States (optional)

(3) NFIP State Coordinator

Massachusetts Department of Conservation and Recreation

251 Causeway Street, Suite 600-700

Boston, MA 02114-2104

(4) NFIP Program Specialist

Federal Emergency Management Agency, Region I

99 High Street, 6th Floor

Boston, MA 02110 [Subsection C added by the Town Council on July 15, 2009]

D. Use regulations. The Floodplain District is established as an overlay district to all other districts. The requirements of the underlying district shall govern subject to the provisions of this section. All development, including structural and nonstructural activities, whether permitted by right or by special permit shall be in compliance with the Wetlands Protection Act, MGL c. 131, ~ 40, and with the requirements of the Massachusetts State Building Code pertaining to construction in the floodplains (~~Section 5323 of the 7<sup>th</sup> Edition of the MA State Building Code~~).

**Order no. FY 21-021**

**MOTION:** On a motion by Councilor Dolan, second by Councilor Mayo, it was,

**MOVED:** THAT IT BE ORDERED THAT THE CITY COUNCIL OF GREENFIELD HEREBY INITIATES THE FOLLOWING ZONE CHANGE IN ACCORDANCE WITH M.G.L.C 40A SECTION 5:

AMEND ZONING ORDINANCE, CHAPTER 200, SECTION 6.1: NONCONFORMING USES; SUBSECTION B: RESTORATION OR RECONSTRUCTION, (1) & (2), AS INDICATED ON THE STRIKE DRAFT BELOW:

**~ 200-6.1. Nonconforming uses.**

**B. Restoration or reconstruction.**

(1) In the event that a nonconforming building is destroyed by fire, explosion or other natural cause, or is in a state of disrepair and dilapidated, the same may be reconstructed or repaired on the same location for the same use or a conforming use, provided the new building is at least equal in appearance and character to the original structure.

(2) Restoration or reconstruction due to fire, explosion or other natural cause, must be undertaken within one (1) year of the date damage is inflicted unless, upon application to the Board of Appeals, the owner can show that restoration within the time limit is impossible impracticable, in which case extension of time may be granted.

**DISCUSSION:** The proposed zoning amendment was submitted by the Planning Board. Vice President Wheeler provided a brief explanation in regards to the rationale for this proposed order.

It was by roll call, 10 yes, 0 no, 1 abstention,

**VOTED:** TO APPROVE ORDER NO. FY21-021.

**Order no. FY 21-016**

**MOTION:** On a motion by Councilor Desorgher, second by Councilor Mayo, it was,

**MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL VOTES TO AMEND THE CITY COUNCIL RULES OF PROCEDURE §565-2, RULE 2, MEETINGS, SECTION A: REGULAR MEETINGS, BY DELETING “7:00”, AND INSERTING IN ITS PLACE “6:30”.

**DISCUSSION:** Ways & Means Committee meeting had been moved to Tuesdays before the City Council meeting. It may be more convenient to have an earlier start time so they may adjourn earlier. Other Comments included:

- The earlier time could be an inconvenience for some individuals who arrive home at a later time.
- It was noted that there would be instances that the Ways & Means Committee would have to meet on the Wednesday before the City Council meeting.
- Most Councilors would welcome the earlier time.
- The Council could streamline the agenda to prioritize their time management.

It was by roll call, 0 yes, 10 no, 1 abstention,

**DEFEATED:** TO APPROVE ORDER NO. FY21-016.

**Order no. FY 21-014**

**MOTION:** On a motion by Councilor Desorgher, second by Councilor Forgey, it was,

**MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10, AFFIRMS THE FOLLOWING APPOINTMENTS/REAPPOINTMENTS BY THE MAYOR AS FOLLOWS:

- Emily Ballard – Human Rights Commission, Term to expire September 30, 2023.
- Wendy Goodman – Human Rights Commission, Term to expire September 30, 2023.
- Toheeb Bakare - Youth Commission, Term to expire September 30, 2023.
- Linda M Smith – Council on Aging, Term to expire September 30, 2023.
- David Levandusky – Board of Registrars Republican, Term to expire April 30, 2021.
- Wanda Pyfrom – Board of Registrars Republican, Term to expire April 30, 2022.
- Eva Carrier – Board of Registrars Democrat, Term to expire April 30, 2023.
- Walter Boyd – Zoning Board of Appeals, Term to expire June 30, 2023.

**DISCUSSION:** Councilor Ricketts reported the Appointment & Ordinance Committee forwarded a unanimous positive recommendation. Other comments included:

- It was noted that a previous appointee was submitted to a Committee that already had the full number of members on it.
- Vice President Wheeler noted that one of the appointees listed had made bigoted statements in public and he would abstain from the vote.
- Suggestion was made that the Councilors could vote on the appointees individually.
- The issue of an appointee could have been brought to the attention of the Mayor before it was presented to the Council for a vote.

It was by roll call, 6 yes, 2 no, 3 abstention,  
**VOTED:** TO APPROVE ORDER NO. FY21-014.

**Order no. FY 21-020**

**MOTION:** On a motion by Councilor Desorgher, second by Councilor Forgey, it was by roll call 12 yes, 0 no, 1 abstention,

**VOTED:** THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10, AFFIRMS THE FOLLOWING RE-APPOINTMENT BY THE MAYOR TO THE YOUTH COMMISSION: PENNY RICKETTS, FOR A THREE YEAR TERM TO EXPIRE JUNE 30, 2023.

It was noted that if the Councilor’s would like the appointees as individual orders for future meetings it could be done. President Stempel-Rae requested the issue be placed on the Committee Chairs agenda for October.

**PRESENTATION OF PETITIONS AND SIMILAR PAPERS** – None.

**REPORTS OF COMMITTEES**

**COMMUNITY RELATIONS AND EDUCATION COMMITTEE** – None.

**ECONOMIC DEVELOPMENT COMMITTEE** – None.

**APPOINTMENTS AND ORDINANCE COMMITTEE**- None.

**WAYS AND MEANS COMMITTEE** – None.

Councilor Jarvis stated that he would forward updates and reports on the Temporary Fire Station building sub-committee and Public Safety Construction Committee's progress to the Councilors if they were unable to attend the meetings.

President Stempel-Rae encouraged Councilors to contact the Ethics Commission to discuss any issues they may not feel uncomfortable voting on.

**TREASURER REPORT** – None.

**UNFINISHED BUSINESS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**MOTIONS FOR RECONSIDERATION:** None.

**ADJOURNMENT:** On a motion by Councilor Mayo, second by Councilor Wheeler, it was unanimously, **VOTED:** TO ADJOURN THE MEETING AT 9:19 P.M.

A true copy,

Attest: \_\_\_\_\_  
Kathryn J. Scott, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

Webex Conferencing System  
 Regular Meeting  
 September 16, 2020

	Attendance	FY21-022	FY21-015	FY21 -017	FY21-019	Fy21-018	FY21-021	FY21-016	Fy21-014	FY21-020
1. Jarvis, Edward	Y	Y	Y	Y	N	Y	Y	N	Y	Y
2. Guin, Daniel	N	----	----	----	----	----	----	----	----	----
3. Desorgher, Virginia	Y	Y	Y	Y	N	Y	Y	N	Y	Y
4. Bottomley, John	Y	Y	Y	Y	N	Y	Y	N	Y	Y
5. Dolan, Timothy	Y	Y	Y	Y	N	Y	Y	Abs	Abs	Y
6. Gilmour, Sheila	Y	Y	Y	Y	Y	Y	Y	N	N	Y
7. Wheeler, Otis	Y	Y	Y	Abs	N	Y	Y	N	Abs	Y
8. Mayo, Douglas	Y	Y	Y	Y	N	Y	Abs	N	Y	Y
9. Hirschfeld, Norman	Y	Y	Y	Y	Y	Y	Y	N	N	Y
10. Elmer, Philip	Y	Y	Y	Y	Abs	Y	Y	N	Abs	Y
11. Forgey, Christine	Y	Y	Y	Y	N	Y	Y	N	Y	Y
12. Ricketts, Penny	Y	Y	Y	N	N	Abs	Y	N	Y	Abs
13. Stempel-Rae, Ashley	Y	----	----	Y	N	----	----	----	----	Y
		11 y 0 n	11 y 0 n	10 y 1 n 1 ab	2 y 9 n 1 ab	10 y 0 n 1 ab	10 y 0 n 1 ab	0 y 10 n 1 ab	6 y 2 n 3 ab	12 y 1 ab

***CITY COUNCIL ORDER***  
***City of GREENFIELD***  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

***Moved that it be ordered,***

THAT IT BE ORDERED, THE GREENFIELD CITY COUNCIL HEREBY APPROVES THE ATTACHED STATE ELECTION WARRANT FOR NOVEMBER 3, 2020, AND FURTHER AUTHORIZES THE CITY COUNCIL PRESIDENT TO SIGN SAID WARRANT ON BEHALF OF THE CITY COUNCIL.

Majority Vote Required.

VOTE:

Explanation of supporting rationale:

COMMONWEALTH OF MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARY OF THE COMMONWEALTH

**WARRANT FOR 2020 STATE ELECTION**

SS.

To the Constables of the City of Greenfield

**GREETINGS:**

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city who are qualified to vote in Primaries to vote at:

**Precinct 1 - 9**

**Greenfield High School, Gymnasium  
21 Barr Avenue**

on **TUESDAY, THE THIRD DAY OF NOVEMBER, 2020**, from 7:00 A.M. TO 8:00 P.M. for the following purpose:

To cast their votes in the State Election for the candidates for the following offices:

ELECTORS OF PRESIDENT AND VICE PRESIDENT .....FOR THESE UNITED STATES  
SENATOR IN CONGRESS .....FOR THIS COMMONWEALTH  
REPRESENTATIVE IN CONGRESS .....SECOND DISTRICT  
COUNCILLOR .....EIGHTH DISTRICT  
SENATOR IN GENERAL COURT ..... HAMPSHIRE, FRANKLIN & WORCHESTER DISTRICT  
REPRESENTATIVE IN GENERAL COURT ..... FRANKLIN DISTRICT  
REGISTER OF PROBATE .....FRANKLIN COUNTY  
FRANKLIN COUNCIL OF GOVERNMENTS .....FRANKLIN COUNTY

**QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 5, 2020?

**SUMMARY**

This proposed law would require that motor vehicle owners and independent repair facilities be provided with expanded access to mechanical data related to vehicle maintenance and repair.

Starting with model year 2022, the proposed law would require manufacturers of motor vehicles sold in Massachusetts to equip any such vehicles that use telematics systems — systems that collect and wirelessly transmit mechanical data to a remote server — with a standardized open access data platform. Owners of motor vehicles with telematics systems would get access to mechanical data through a mobile device application. With vehicle owner authorization, independent repair facilities (those not affiliated with a manufacturer) and independent dealerships would be able to retrieve mechanical data from, and send commands to, the vehicle for repair, maintenance, and diagnostic testing.

Under the proposed law, manufacturers would not be allowed to require authorization before owners or repair facilities could access mechanical data stored in a motor vehicle’s on-board diagnostic system, except through an authorization process standardized across all makes and models and administered by an entity unaffiliated with the manufacturer.

The proposed law would require the Attorney General to prepare a notice for prospective motor vehicle owners and lessees explaining telematics systems and the proposed law’s requirements concerning

access to the vehicle's mechanical data. Under the proposed law, dealers would have to provide prospective owners with, and prospective owners would have to acknowledge receipt of, the notice before buying or leasing a vehicle. Failure to comply with these notice requirements would subject motor vehicle dealers to sanctions by the applicable licensing authority.

Motor vehicle owners and independent repair facilities could enforce this law through state consumer protection laws and recover civil penalties of the greater of treble damages or \$10,000 per violation.

**A YES VOTE** would provide motor vehicle owners and independent repair facilities with expanded access to wirelessly transmitted mechanical data related to their vehicles' maintenance and repair.

**A NO VOTE** would make no change in the law governing access to vehicles' wirelessly transmitted mechanical data.

## **QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, of which no vote was taken by the Senate or the House of Representatives on or before May 5, 2020?

### **SUMMARY**

This proposed law would implement a voting system known as "ranked-choice voting," in which voters rank one or more candidates by order of preference. Ranked-choice voting would be used in primary and general elections for all Massachusetts statewide offices, state legislative offices, federal congressional offices, and certain other offices beginning in 2022. Ranked-choice voting would not be used in elections for president, county commissioner, or regional district school committee member.

Under the proposed law, votes would be counted in a series of rounds. In the first round, if one candidate received more than 50 percent of the first-place votes, that candidate would be declared the winner and no other rounds would be necessary. If no candidate received more than 50 percent of the first-place votes, then the candidate or candidates who received the fewest first-place votes would be eliminated and, in the next round, each vote for an eliminated candidate would instead be counted toward the next highest-ranked candidate on that voter's ballot. Depending on the number of candidates, additional rounds of counting could occur, with the last-place candidate or candidates in each round being eliminated and the votes for an eliminated candidate going to the voter's next choice out of the remaining candidates. A tie for last place in any round would be broken by comparing the tied candidates' support in earlier rounds. Ultimately, the candidate who was, out of the remaining candidates, the preference of a majority of voters would be declared the winner.

Ranked-choice voting would be used only in races where a single candidate is to be declared the winner and not in races where more than one person is to be elected.

Under the proposed law, if no candidate received more than 50 percent of first-place votes in the first round, the rounds of ballot-counting necessary for ranked-choice voting would be conducted at a central tabulation facility. At the facility, voters' rankings would be entered into a computer, which would then be used to calculate the results of each round of the counting process. The proposed law provides that candidates in a statewide or district election would have at least three days to request a recount.

The Secretary of State would be required to issue regulations to implement the proposed law and conduct a voter education campaign about the ranked-choice voting process. The proposed law would take effect on January 1, 2022.

**A YES VOTE** would create a system of ranked-choice voting in which voters would have the option to rank candidates in order of preference and votes would be counted in rounds, eliminating candidates with the lowest votes until one candidate has received a majority.

**A NO VOTE** would make no change in the laws governing voting and how votes are counted.

**QUESTION 3**

Shall the City of Greenfield accept sections 3 to 7, inclusive of chapter 44B of the General Laws, as approved by its legislative body, a summary of which appears below?

**SUMMARY**

Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act (Act), establishes a dedicated funding source to enable cities and towns to (1) acquire, create and preserve open space, which includes land for park and recreational uses and the protection of public drinking water well fields, aquifers and recharge areas, wetlands, farm land, forests, marshes, scenic areas, wildlife preserves and other conservation areas, (2) acquire, preserve and restore historic buildings and sites, and (3) create, preserve and restore affordable housing.

In the City of Greenfield, the funding source for these community preservation purposes will be a surcharge of 1% on the annual property tax levy assessed on real property commencing in Fiscal Year 2022 (July 1, 2021 to June 30, 2022). If approved, the following will be exempt from the surcharge: (1) property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in Greenfield as defined in Section 2 of said Act; (2) for \$100,000 of the value of each taxable parcel of residential real property; (3) for \$100,000 of the value of each taxable parcel of class three, commercial property, and class four, industrial property as defined in Section 2A of said Chapter 59. A taxpayer receiving a regular property tax abatement or exemption will also receive a pro rata reduction in surcharge.

A Community Preservation Committee will be established by Ordinance to study community preservation resources, possibilities and needs and to make annual recommendations to the Greenfield City Council on spending the funds. Upon recommendation of the Community Preservation Committee, at least 10% of the funds for each fiscal year will be spent or reserved for later spending on each of the Act's three community preservation purposes: (1) open space; (2) historic resources; and (3) affordable housing.

**In the City of Greenfield**

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting. Given under our hands this 21<sup>st</sup> day of October, 2020.

\_\_\_\_\_  
City Council President Ashley Stempel  
As authorized by vote of the Greenfield City Council

BY CONSTABLE POSTING

\_\_\_\_\_  
October 22, 2020

\_\_\_\_\_  
Constable

**CITY COUNCIL ORDER  
City of GREENFIELD  
MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order**

**To approve payment of a prior year invoice in the amount of \$75.00**

Ordered, that:

The Greenfield City Council approve the payment of prior year FY20 invoice for Equifax in the amount of \$75.00 to be paid from the FY21 Parking Human Resources Budget.

9/10 vote required (12)

VOTE:

Invoice and Memo from Human Resources attached.



**Roxann D.  
Wedegartner  
Mayor**

**City of  
GREENFIELD, MASSACHUSETTS**

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**HUMAN RESOURCES DEPARTMENT**

City Hall, 2<sup>nd</sup> floor • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1577 • [h.r@greenfield-ma.gov](mailto:h.r@greenfield-ma.gov) • [www.greenfield-ma.gov](http://www.greenfield-ma.gov)

TO: Elizabeth Gilman, Finance Director  
FROM: Human Resource Dept.  
RE: FY 2020 Invoice  
DATE: September 3, 2020

---

Attached please find a Fiscal Year 2020 invoice submitted for payment as follows:

EQUIFAX  
Invoice Number: 2050083886  
Date: 05/08/20  
Amount: \$75.00

The invoice was inadvertently overlooked and subsequently not paid timely.

Thank you.



*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,  
A designated Green Community and a recipient of the "Leading by Example" Award*

---



RECEIVED MAY 7 2020

# INVOICE

EQUIFAX WORKFORCE SOLUTIONS  
11432 LACKLAND ROAD  
SAINT LOUIS, MO 63146

Tax ID: 43-0894768

BILL TO:  
18 1 MB 0.439 \*\* E0001X 1001 D6105222947 S2 P7351257 0001:0001



TOWN OF GREENFIELD  
Human Resources  
14 COURT SQ  
GREENFIELD MA 01301-3510

## Overview

Customer Number: TQ5400  
Invoice Date: 05/08/2020  
Invoice Number: 2050083886

CURRENT INVOICE \$75.00  
Terms: NET 30  
Due Date: 06/07/2020

## Account Summary

Previous Account Balance \$0.00  
  
Current Charges  
Current Invoice Subtotal \$75.00  
Current Tax Subtotal \$0.00  
**Current Invoice Total \$75.00**

**TOTAL ACCOUNT BALANCE: \$75.00**

### TO PAY/VIEW DETAILS ONLINE GO TO:

<http://equifax.billtrust.com>

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
0216/TQ5400	LRW ZMM LKG



We are excited to offer a more convenient way for you to manage your account, obtain invoice copies and make online payments via the Equifax Invoice Gateway!

<http://Equifax.Billtrust.com>

Customer Service 1-888-596-1999

Please return lower portion with payment and enter invoice payment amounts - DO NOT STAPLE



TOWN OF GREENFIELD  
2050083886 TQ5400

Invoice Number	Balance	Applied Amount
2050083886	\$75.00	_____
		_____
		_____
		_____
		_____

TOTAL AMOUNT ENCLOSED



MAKE CHECKS PAYABLE TO:



TALX UC EXPRESS  
4076 PAYSHERE CIRCLE  
CHICAGO, IL 60674-4076

Payment and contact information on back of remittance stub  
0001:0001



Customer Name: TOWN OF GREENFIELD  
 Customer Number: TQ5400  
 Invoice Number: 2050083886  
 Invoice Date: 05/08/2020

**SERVICE SUMMARY**

Description	Quantity	Unit Amount	Amount
Unemployment Case Management from 04/01/2020 - 04/30/2020 Claims - Protested	2	0.00000	\$0.00
Unemployment Case Management from 04/01/2020 - 04/30/2020 Hearing - Phone	1	75.00000	\$75.00
<b>SERVICE SUMMARY TOTAL</b>			<b>\$75.00</b>

**Service Subtotal** **\$75.00**

**TAX SUMMARY**

Jurisdiction	Product	Rate	Non-Taxable Amount	Taxable Amount	Total
MASSACHUSETTS	1 - Consulting - Software License	0	\$75.00	\$0.00	\$0.00
				<b>Tax Subtotal</b>	<b>\$0.00</b>

**CURRENT INVOICE TOTAL** **\$75.00**

**STATEMENT OF ACCOUNT AS OF 05/08/2020**

Transaction Date	Days Outstanding	Description	Transaction Number	Transaction Amount	Open Balance
05/08/2020	-4	Invoice	2050083886	\$75.00	\$75.00
				<b>TOTAL ACCOUNT BALANCE</b>	<b>\$75.00</b>

**Payment Instructions**

**Wire Transfer Details**

Bank of America  
 Account Number: 5800404260  
 Routing Number: ACH/EFT - 071000039    Wire - 026009593  
 Tax ID: 43-0894768

**CREDIT CARD AUTOPAY NOTICE**

*If you are already enrolled for autopay, no action is required*

If you are NOT already enrolled to have your credit card automatically charged each month for your open balance, you have two options.

1. Enroll in Invoice Gateway and update the payment information to pay each invoice via ACH or Credit Card. This option will process payment for each invoice within 24 hours of that invoice being delivered.
2. Contact our customer service team to enroll in credit card autopay that occurs on the 20th of every month. This option will process payment via the credit card information you provide for any open balance once each month.  
1-888-596-1999

Customer Assistance: 888-596-1999 or [invoicessupport@equifax.com](mailto:invoicessupport@equifax.com)

TO PAY/VIEW DETAILS ONLINE GO TO:	
<a href="http://equifax.billtrust.com">http://equifax.billtrust.com</a>	
ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
0216/TQ5400	LRW ZMM LKG

18 1 MB 0.439 \*\* E0001X I001 D6105222947 S2 P7351257 0000-0001

***CITY COUNCIL ORDER***  
***City of GREENFIELD***  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

*The City Council,*

*Moved that it be ordered,*

THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10, AFFIRMS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE BOARD OF HEALTH: ALYSSA VALBONA, FOR THE UNEXPIRED TERM ENDING DECEMBER 31, 2022.

Majority Vote Required.

VOTE:

Explanation of supporting rationale: Charter Section 2-10 does not call for a formal vote to accept the appointees but does say that “at least nine (9) members shall be necessary to reject an appointment proposed by the Mayor”



City of  
**GREENFIELD, MASSACHUSETTS**



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**OFFICE OF THE MAYOR**

**ROXANN WEDEGARTNER**

**Mayor**

City Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1560 • Fax 413-772-1519  
Mayor@greenfield-ma.gov • www.greenfield-ma.gov

**MEMO**

**TO: Ashli Stempel, City Council President**

**FROM: Mayor Roxann Wedegartner**

**DATE: October 5, 2020**

**RE: Appointments to City Boards and Commissions - October**

---

I submit the following name to be appointed to the Greenfield Board of Health, to fill the unexpired term of Jennifer Hoffman, who resigned September 23 to assume role of Interim Health Director for the City of Greenfield:

- Board of Health – Alyssa Valbona -- Unexpired term ending December 31, 2022

Mayor Roxann Wedegartner



## Work Experience

**Sexual & Reproductive Health Program Manager** September 2018 to Present  
*Community Health Center of Franklin County, Greenfield and Orange, MA*

- Directed the development and implementation of integration of Sexual and Reproductive Health (SRH) services into Primary Care services.
- Worked with the SRH Medical Director and senior leadership to craft all policy relevant to SRH programing.
- Led set up of new vendors to improve patient access to contraceptives. Manage purchasing and inventory and ensure reimbursement for contraceptives.
- Initiated and manage partnership with Upstream, USA to train and evaluate support staff and clinicians in offering contraceptive care.
- Work with Massachusetts Department of Public Health to customize various public health initiatives for target populations served at the local level.
- Ensure compliance with Massachusetts Department of Public Health, Section 330, and previously Title X, including monitoring and grant reporting.

**Resource Development Director** October 2017 to September 2018  
*United Way of Franklin County, Greenfield, MA*

- Developed and implemented new campaign strategies designed to expand the number of donors and increase giving at all levels.
- Supervised a rotating team of 50 volunteers on various projects including direct mailing, fundraising events, and food and school supply drives.
- Led the Diaper Task Force's transition from Community Action to United Way.
- Worked in partnership with local media to promote and execute communications.
- Assist Executive Director with development and management of major gifts.
- Served as the point person for the planning and execution of annual fundraising auction.

**Health Services Manager** February 2012 to October 2017  
*Tapestry Health, Greenfield and Northampton, MA*

- Supervised day-to-day family planning clinic operations by ensuring client satisfaction, quality service delivery, and compliance with federal, state, and local regulations.
- Develop and maintain positive relationships between Tapestry Health and communities served across Franklin and Hampshire Counties.
- Designed and coordinated outreach programing and events including educational events covering sexual and reproductive health, healthy relationships, and insurance coverage.
- Hired, trained, and evaluated 15 staff members and interns across two locations.
- Managed clinic budget, ordering, and inventory.
- Led new clinic design and relocation project in Greenfield.

**Health Services Counselor** November 2011 to February 2012  
*Tapestry Health, Amherst and Greenfield, MA*

- Educated clients on reproductive and sexual health using harm reduction and trauma informed models of care while maintaining strict confidentiality.
- Performed laboratory testing, quality assurance testing, and package specimens for transport.
- Provided medical case management for patients in need of breast and pap follow up.
- Assisted clients with insurance enrollment via the Virtual Gateway System.
- Coordinated daily clinics by completing billing forms and financial transactions.

- Coordinated daily clinics by completing billing forms and financial transactions.
- 

- Redesigned outreach programing and restored relationships with high school and youth groups.

### **Elected Positions and Boards**

Co-Chair, Franklin County Resource Network Public Policy Task Force, 2017-Present.

Vice President, Greenfield Downtown Neighborhood Association Board of Directors, 2019-Present.

Director and Clerk, DIAL/SELF Youth and Community Services, 2005-2020.

### **Education**

University of Massachusetts, Amherst

Major: English Literature

Minors: Education, Psychology

Leadership Pioneer Valley

## **City Council – First Reading- October 21, 2020**

- Reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509.442
- Authorizes increase Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021
- Appropriate \$32,423 for GCET Fiber & Equipment
- Appropriate \$42,900 from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way

**CITY COUNCIL ORDER  
CITY OF GREENFIELD  
MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order**  
**Reduce FY21 General Fund Operating Budget Appropriation**

Ordered, that:

To reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509,442; \$53,109,442 is to be raised and appropriated and \$400,000 transferred from parking meter receipts for fiscal year starting July 1, 2020 and ending June 30, 2021.

The following accounts are to be reduced:

<b>Department</b>	<b>Description</b>	<b>Amount</b>
132 - Reserve Fund	Reserve Fund	(\$25,000)
155 - Technology / MIS	Salaries & Wages	(\$22,000)
197 - Energy	Expenditures	(\$12,000)
213 - Dispatch	Salaries & Wages	(\$50,000)
220 - Fire Dept:	Salaries & Wages	(\$46,000)
220 - Fire Dept:	Expenditures	(\$14,400)
411;422;438;425 - Public Works	Salaries & Wages	(\$103,600)
411;422;438;425 - Public Works	Expenditures	(\$16,600)
191-Central Services	Salaries & Wages	(\$14,100)
191-Central Services	Expenditures	(\$1,000)
192- Central Maintenance	Expenditures	(\$16,300)
491 - Cemetery	Expenditures	(\$13,500)
630 - Recreation	Salaries & Wages	(\$20,500)
912 - Workers Compensation Ins	Workers Compensation Ins	(\$15,000)
	<b>TOTAL REDUCTION</b>	<b>(\$370,000)</b>

\*Revised Department Totals are attached.

Majority vote required (7)

VOTE:

Explanation

The purpose of this financial order is to balance the FY21 General Fund operating budget prior to setting the tax rate. The budget is being reduced due to a combination of state aid reductions and increases in state assessments.

Attachments:

1. Revised Department Totals for Reduced Accounts
2. Revised FY21 General Fund Operating Budget
3. Summary of State Aid and Assessment Changes

CITY OF GREENFIELD  
 FY21 Budget Reductions with Department Totals

Department	Description	FY21 Appropriated	Reduction Amount	FY21 Revised
132 - Reserve Fund	Reserve Fund	100,000	(25,000)	75,000
155 - Technology / MIS	Salaries & Wages	265,757	(22,000)	243,757
	Expense	285,575	0	285,575
	Total Technology	551,332	-22,000	529,332
191-Central Services	Salaries & Wages	80,235	(14,100)	66,135
	Expenses	211,032	(1,000)	210,032
	Total Central Services	291,267	(15,100)	276,167
192- Central Maintenance	Salaries & Wages	403,165	0	403,165
	Expenses	123,637	(16,300)	107,337
	Total Central Maintenance	526,802	(16,300)	510,502
197 - Energy	Salaries & Wages	93,972	0	93,972
	Expense	724,875	(12,000)	712,875
	Total Energy	818,847	(12,000)	806,847
213 - Dispatch	Salaries & Wages	593,874	(50,000)	543,874
	Expenses	3,800	0	3,800
	Total Dispatch	597,674	(50,000)	547,674
220 - Fire Dept:	Salaries & Wages	2,317,323	(46,000)	2,271,323
	Expenses	239,270	(14,400)	224,870
	Total Fire Dept	2,556,593	(60,400)	2,496,193
411;422;438;425 - Public Works	Salaries & Wages	1,663,485	(103,600)	1,559,885
	Expenses	603,515	(16,600)	586,915
	Total Public Works	2,267,000	(120,200)	2,146,800
491 - Cemetery	Salaries & Wages	0	0	0
	Expenses	13,500	(13,500)	0
	Total Cemetery	13,500	(13,500)	0
630 - Recreation	Salaries & Wages	189,687	(20,500)	169,187
	Expenses	0	0	0
	Total Recreation	189,687	(20,500)	169,187
*912 - Workers Compensation In Expense		383,952	(15,000)	368,952
	Grand Total	8,296,654	(370,000)	7,926,654

\*Note: Workers Compensation is a line in "Miscellaneous"

	FY21 Appropriated	Reduction Amount	FY21 Revised
Total Miscellaneous:	14,584,097	(15,000)	14,599,097

**CITY OF GREENFIELD**  
**Revised FY21 General Fund Operating Budget**

	FISCAL YEAR 2021 VOTED	FISCAL YEAR 2021 REVISED	Amount Increase (Decrease)
<b>LEGISLATIVE</b>			
TOWN COUNCIL			
SALARY & WAGES	63,695	63,695	0
EXPENDITURES	10,300	10,300	0
TOTAL TOWN COUNCIL	73,995	73,995	0
<b>TOTAL LEGISLATIVE</b>	73,995	73,995	0
<b>EXECUTIVE</b>			
MAYOR			
SALARY & WAGES	173,299	173,299	0
EXPENDITURES	11,857	11,857	0
TOTAL MAYOR	185,156	185,156	0
EXECUTIVE ADMINISTRATION			
SALARY & WAGES	80,308	80,308	0
EXPENDITURES	800	800	0
TOTAL EXECUT ADMINISTRATION	81,108	81,108	0
ECON. DEVELOP. & MARKET.			
SALARY & WAGES	47,789	47,789	0
EXPENDITURES	15,275	15,275	0
TOTAL ASSIST TO THE MAYOR	63,064	63,064	0
<b>TOTAL EXECUTIVE</b>	329,328	329,328	0
<b>FINANCIAL ADMINISTRATION</b>			
RESERVE FUND	100,000	75,000	(25,000)
ACCOUNTING			
SALARY & WAGES	273,066	273,066	0

	<b>EXPENDITURES</b>	138,219	138,219	0
TOTAL ACCOUNTING		411,285	411,285	0
INDEPENDENT TOWN AUDIT		60,000	60,000	0
ASSESSORS				
	<b>SALARY &amp; WAGES</b>	84,404	84,404	0
	<b>EXPENDITURES</b>	109,490	109,490	0
TOTAL ASSESSORS		193,894	193,894	0
TREASURER/COLLECTOR				
	<b>SALARY &amp; WAGES</b>	169,126	169,126	0
	<b>EXPENDITURES</b>	52,020	52,020	0
TOTAL TREASURER/COLL		221,146	221,146	0
	<b>TAX TITLE</b>	60,000	60,000	0
<b>TOTAL FIN ADMIN</b>		1,046,325	1,021,325	(25,000)
<b>OPERATIONS SUPPORT</b>				
LEGAL				
	<b>LABOR LEGAL SVCS</b>	95,000	95,000	0
	<b>TOWN ATTY SVCS</b>	100,000	100,000	0
TOTAL LEGAL		195,000	195,000	0
HUMAN RESOURCES OFFICE				
	<b>SALARY &amp; WAGES</b>	205,230	205,230	0
	<b>EXPENDITURES</b>	23,401	23,401	0
TOTAL HUMAN RESOURCES		228,631	228,631	0
GREENFIELD TECHNOLOGY DEPT				
	<b>SALARY &amp; WAGES</b>	265,757	243,757	(22,000)
	<b>EXPENDITURES</b>	285,575	285,575	0
TOTAL GREENFIELD TECHNOLOGY		551,332	529,332	(22,000)
<b>TOTAL OP SUPP</b>		974,963	952,963	(22,000)
<b>LICENSING &amp; REGISTRATION</b>				

TOWN CLERK			
	<b>SALARY &amp; WAGES</b>	137,255	137,255
	<b>EXPENDITURES</b>	13,275	13,275
TOTAL TOWN CLERK		150,530	150,530
ELECTIONS			
	<b>SALARY &amp; WAGES</b>	25,000	25,000
	<b>EXPENDITURES</b>	7,850	7,850
TOTAL ELECTIONS		32,850	32,850
BOARD OF REGISTRARS			
	<b>SALARY &amp; WAGES</b>	3,500	3,500
	<b>EXPENDITURES</b>	9,900	9,900
TOTAL BOARD OF REGISTRARS		13,400	13,400
LICENSING COMMISSION			
	<b>SALARY &amp; WAGES</b>	35,014	35,014
	<b>EXPENDITURES</b>	1,100	1,100
TOTAL LICENSING COMMISSION		36,114	36,114
<b>TOTAL LIC &amp; REG</b>		<b>232,894</b>	<b>232,894</b>
<b>LAND USE &amp; DEVELOPMENT</b>			
CONSERVATION COMM		600	600
PLANNING BOARD		600	600
ZONING BOARD OF APPEALS		600	600
PLANNING & COMM. DEVELOPMENT			
	<b>SALARY &amp; WAGES</b>	90,896	90,896
	<b>EXPENDITURES</b>	21,200	21,200
TOTAL PLAN. & COMM. DEVELOP.		112,096	112,096
<b>TOTAL LAND USE &amp; DEV</b>		<b>113,896</b>	<b>113,896</b>
<b>OTHER GENERAL GOVT</b>			

TOTAL TOWN HALL MAINT			
CENTRAL SERVICES			
<b>SALARY &amp; WAGES</b>	80,235	66,135	(14,100)
<b>EXPENDITURES</b>	211,032	210,032	(1,000)
TOTAL CENTRAL SERVICES	291,267	276,167	(15,100)
CENTRAL MAINT			
<b>SALARY &amp; WAGES</b>	403,165	403,165	0
<b>EXPENDITURES</b>	123,637	107,337	(16,300)
TOTAL CENTRAL MAINTENANCE	526,802	510,502	(16,300)
ENERGY DEPT			
<b>SALARY &amp; WAGES</b>	93,972	93,972	0
<b>EXPENDITURES</b>	724,875	712,875	(12,000)
TOTAL ENERGY	818,847	806,847	(12,000)
<b>TOTAL OTHER GENERAL GOV'T</b>	<b>1,636,916</b>	<b>1,593,516</b>	<b>(43,400)</b>
<b>PUBLIC SAFETY</b>			
POLICE			
<b>SALARY &amp; WAGES</b>	3,345,140	3,345,140	0
<b>EXPENDITURES</b>	323,588	323,588	0
TOTAL POLICE	3,668,728	3,668,728	0
PARKING ENFORCEMENT			
<b>SALARY &amp; WAGES</b>	81,466	81,466	0
<b>EXPENDITURES</b>	61,500	61,500	0
	142,966	142,966	0
DISPATCH CENTER			
<b>SALARY &amp; WAGES</b>	593,874	543,874	(50,000)
<b>EXPENDITURES</b>	3,800	3,800	0
TOTAL DISPATCH CENTER	597,674	547,674	(50,000)
FIRE			
<b>SALARY &amp; WAGES</b>			(46,000)

	2,317,323	2,271,323	
<b>EXPENDITURES</b>	239,270	224,870	(14,400)
TOTAL FIRE	2,556,593	2,496,193	(60,400)
BUILDING INSPECTOR			
<b>SALARY &amp; WAGES</b>	160,869	160,869	0
<b>EXPENDITURES</b>	9,400	9,400	0
TOTAL BUILDING INSPECTOR	170,269	170,269	0
PLUMBING & WIRE INSPECTIONS	95,091	95,091	0
SEALER OF WGHTS & MSRS	10,000	10,000	0
ANIMAL INSPECTOR	3,000	3,000	0
EMERGENCY MANAGEMENT			
<b>SALARY &amp; WAGES</b>	5,500	5,500	0
<b>EXPENDITURES</b>	13,985	13,985	0
TOTAL CIVIL DEFENSE	19,485	19,485	0
ANIMAL CONTROL OFFICE			
<b>SALARY &amp; WAGES</b>	25,467	25,467	0
<b>EXPENDITURES</b>	1,350	1,350	0
TOTAL ANIMAL CONTROL	26,817	26,817	0
<b>TOTAL PUBLIC SAFETY</b>	7,290,623	7,180,223	(110,400)
<b>EDUCATION</b>			
GREENFIELD PUBLIC SCHOOLS	19,671,080	19,671,080	0
FRANKLIN TECH	1,191,236	1,191,236	0
SMITH VOCATIONAL	36,649	36,649	0
TOTAL REGIONAL SCHOOLS	1,227,885	1,227,885	0
<b>TOTAL EDUCATION</b>	20,898,965	20,898,965	0
<b>PUBLIC WORKS</b>			

OPERATING BUDGET			
<b>SALARY &amp; WAGES</b>	1,663,485	1,559,885	(103,600)
<b>EXPENDITURES</b>	603,515	586,915	(16,600)
TOTAL OPERATING BUDGET	2,267,000	2,146,800	(120,200)
SNOW & ICE REMOVAL			
<b>SALARY &amp; WAGES</b>	76,000	76,000	0
<b>EXPENDITURES</b>	141,800	141,800	0
TOTAL SNOW REMOVAL	217,800	217,800	0
<b>TOTAL PUBLIC WORKS</b>	<b>2,484,800</b>	<b>2,364,600</b>	<b>(120,200)</b>
<b>OTHER D. P. W. RELATED EXPENSES</b>			
STREET CLEANING	34,650	34,650	0
TRASH DISPOSAL FEES	449,000	449,000	0
CEMETERIES			
<b>SALARY &amp; WAGES</b>	-		0
<b>EXPENDITURES</b>	13,500	-	(13,500)
TOTAL CEMETERIES	13,500	-	(13,500)
<b>TOTAL OTHER D. P. W.</b>	<b>497,150</b>	<b>483,650</b>	<b>(13,500)</b>
<b>HUMAN SERVICES</b>			
HEALTH INSPECTION SERVICE			
<b>SALARY &amp; WAGES</b>	189,199	189,199	0
<b>EXPENDITURES</b>	15,848	15,848	0
TOTAL HEALTH INSPECTION SERVICE	205,047	205,047	0
COUNCIL ON AGING			
<b>SALARY &amp; WAGES</b>	144,200	144,200	0
<b>EXPENDITURES</b>	4,200	4,200	0
TOTAL COUNCIL ON AGING	148,400	148,400	0
VETERANS' SERVICES			

	<b>SALARY &amp; WAGES</b>	220,854	220,854	0
	<b>EXPENDITURES</b>	329,950	329,950	0
<hr/>				
TOTAL VETERANS' SVCS		550,804	550,804	0
DOMESTIC VIOLENCE PREV		800	800	0
HUMAN RIGHTS COMM		300	300	0
DISABILITY ACCESS COMM		300	300	0
YOUTH COMMISSION		1,500	1,500	0
<b>TOTAL HUMAN SERVICES</b>		907,151	907,151	0
<hr/>				
<b>CULTURE &amp; RECREATION</b>				
LIBRARY				
	<b>SALARY &amp; WAGES</b>	557,296	557,296	0
	<b>EXPENDITURES</b>	122,500	122,500	0
<hr/>				
TOTAL LIBRARY		679,796	679,796	0
RECREATION				
	<b>SALARY &amp; WAGES</b>	189,687	169,187	(20,500)
	<b>EXPENDITURES</b>	-		0
<hr/>				
TOTAL RECREATION		189,687	169,187	(20,500)
HISTORICAL COMMISSION		1,100	1,100	0
<b>TOTAL CULTURE &amp; REC</b>		870,583	850,083	(20,500)
<hr/>				
<b>DEBT SERVICE</b>				
BONDED DEBT PRINCIPAL		1,383,000	1,383,000	0
BONDED DEBT INTEREST		539,756	539,756	0
SHORT TERM INTEREST		15,000	15,000	0

<b>TOTAL DEBT SERVICE</b>	1,937,756	1,937,756	0
<b>MISCELLANEOUS</b>			
FRCOG CORE ASSESSMENTS	99,690	99,690	0
CONTRIBUTORY RETIREMENT	4,916,025	4,916,025	0
NON-CONTRIBUTORY RETIRE	-		
WORKER'S COMPENSATION	383,952	368,952	(15,000)
UNEMPLOYMENT COMP	120,000	120,000	0
EMPLOYEES' HEALTH INS	7,969,272	7,969,272	0
EMPLOYEES' LIFE INS	116,790	116,790	0
MEDICARE MATCH	480,000	480,000	0
LIABILITY INSURANCES	498,368	498,368	0
<b>TOTAL MISCELLANEOUS</b>	14,584,097	14,569,097	(15,000)
<b><i>TOTAL OPERATING</i></b>	<b><i>53,879,442</i></b>	<b><i>53,509,442</i></b>	<b><i>(370,000)</i></b>
<b><i>TRANSFER FROM PARKING METER</i></b>	<b><i>400,000</i></b>	<b><i>400,000</i></b>	
<b><i>RAISE AND APPROPRIATE</i></b>	<b><i>53,479,442</i></b>	<b><i>53,109,442</i></b>	

FY21 Cherry Sheet Estimates				
Greenfield				
<b>RECEIPTS</b>				
PROGRAM	FY20 Cherry Sheet	FY21 Gov Budget	Revised FY21	Increase (Decrease)
<b>Education Receipts:</b>				
Chapter 70	13,611,355	13,998,487	13,901,358	(97,129)
School Transportation	0	0	0	0
Charter Tuition Reimbursement	202,003	272,962	251,762	(21,200)
Smart Growth School Reimbursement	0	0	0	0
<b>Total Education</b>	<b>13,813,358</b>	<b>14,271,449</b>	<b>14,153,120</b>	<b>(118,329)</b>
<b>General Government:</b>				
Unrestricted Gen Gov't Aid	3,371,242	3,465,637	3,371,242	(94,395)
Local Share of Racing Taxes	0	0	0	0
Regional Public Libraries	0	0	0	0
Veterans Benefits	291,338	201,424	201,424	0
Exemp: VBS and Elderly	95,753	96,096	96,096	0
State Owned Land	29,835	29,676	29,676	0
<b>Total General Government</b>	<b>3,788,168</b>	<b>3,792,833</b>	<b>3,698,438</b>	<b>(94,395)</b>
<b>Total Estimated Receipts:</b>	<b>18,202,833</b>	<b>18,064,282</b>	<b>17,851,558</b>	<b>(212,724)</b>
<b>ASSESSMENTS</b>				
PROGRAM	FY20 Cherry Sheet	FY21 Gov Budget	Revised FY21	Increase (Decrease)
<b>County Assessments:</b>				
County Tax	0	0	0	0
Suffolk County Retirement	0	0	0	0
Sub-Total, County Assessments:	0	0	0	0
<b>State Assessments and Charges:</b>				
Retired Employees Health Insurance	0	0	0	0
Retired Teachers Health Insurance	0	0	0	0
Mosquito Control Projects	0	0	0	0
Air Pollution Districts	4,441	4,505	4,505	0
Metropolitan Area Planning Council	0	0	0	0
Old Colony Planning Council	0	0	0	0
RMV Non-Renewal Surcharge	41,900	44,640	44,640	0
Sub-Total, State Assessments:	46,341	49,145	49,145	0
<b>Transportation Authorities:</b>				
MBTA	0	0	0	0
Boston Metro. Transit District	0	0	0	0
Regional Transit	192,644	203,181	203,181	0
Sub-Total, Transp Authorities:	192,644	203,181	203,181	0
<b>Annual Charges Against Receipts:</b>				
Multi-Year Repayment Program	0	0	0	0
Special Education	2,118	4,742	5,026	284
STRAP Repayments	0	0	0	0
Sub-Total, Annual Charges:	2,118	4,742	5,026	284
<b>Tuition Assessments:</b>				
School Choice Sending Tuition	2,615,310	2,330,593	2,459,280	128,687
Charter School Sending Tuition	1,327,940	1,425,171	1,465,132	39,961
Sub-Total, Tuition Assessments:	3,943,250	3,755,764	3,924,412	168,648
<b>Total All Estimated Charges:</b>	<b>4,184,353</b>	<b>4,012,832</b>	<b>4,181,764</b>	<b>168,932</b>
<b>NET EFFECT</b>				<b>381,656</b>
*Enterprise Deficit Less:				<b>(11,737)</b>
<b>NET EFFECT REVISED</b>				<b>369,919</b>
* Estimated at \$300,000; actual \$288,263				

**CITY COUNCIL ORDER**  
**City of GREENFIELD**  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order**  
**To Increase the Ambulance Revolving Spending Limit**

Ordered, that:

The City Council authorizes increasing Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021 in accordance with M.G.L. Chapter 44, Section 53 E-1/2.

Receipts received but not expended in Fiscal Year 2021 shall be carried over to Fiscal Year 2022.

No further appropriation shall be made in excess of the balance of the fund nor shall total expenditures for the fiscal year exceed the annual spending limit of \$120,000.

Majority vote required  
VOTE:

Explanation of supporting rationale:

This increase to the spending limit assists with part of the reduction in the FY21 Fire Department General Fund budget. More Overtime related to the Ambulance will be charged to the Ambulance Revolving Fund.

In May, City Council voted an amount of \$80,000 (attached) for the Ambulance Revolving Fund.

Attachment

- 1). Revolving Fund Chart as voted at the annual budget meeting in May 2020.

REVENUE FROM REVOLVING FUNDS - M.G.L. CH 44, SEC. 53E½

Fund	REVOLVING FUND	AUTHORIZED TO SPEND	REVENUE SOURCE	USE OF FUND	FY21 SPENDING LIMIT	DISPOSITION OF FUND BALANCE
1550	Dog Licensing	City Clerk & Health Dept	Dog Licenses	Offset Expenses for the Care & Management of Dogs and animal control	7,500	\$5,000 Avail, Balance Closed to GF
1553	Building Permits	Building Department	Building Department Permit Fees	Building Department Expenses	20,000	Balance Closed to GF
1554	Rents/Tax Possessions	Finance	Rents collected from Foreclosed Properties	Maintenance and other costs associated with Foreclosed Properties	15,000	Balance Available for Expenditure
1555	Ordinance Enforcement	City Clerk	Fines Issued for Ordinance Violations	Enforcement of City Ordinances	1,500	Balance Closed to GF
1556	Library Fines	Library Director	Library Fines & Reimbursements for Lost Items, Fees	Purchase of Materials & Supplies	20,000	Balance Available for Expenditure
1558	Council on Aging/ Senior Center	Council on Aging & Director	Fees, Revenues & Donations Generated from Council on Aging Activities	Offset Expenses of Council on Aging Programs & Activities	15,000	Balance Available for Expenditure
1561	Burial Permits	Health Department, DFW Cemetery Commission	Burial Permits Fees, Cemetery Fees	Health Department Expenses, Cemetery Expenses	10,000	Balance Available for Expenditure
1562	Health Permits	Health Department	Health Department Permit Fees	Health Department Permit Expenses	25,000	Balance Closed to General Fund
1563	Nursing Services	Health Department	Fees, Revenues Generated by Nursing Services	Nursing Services Expenses	10,000	Balance Available for Expenditure
1571	Police Property Sales	Police Chief	Sales of Property Held, Confiscated or Forfeited to the Police Department	Police Department Expenses	5,000	Balance Available for Expenditure
1580	Fire Prevention	Fire Chief	Fire Department Non-General Fund Permits	Offset Expenses of Fire Prevention Activities & Emergency Response	40,000	Balance Available for Expenditure
1585	Ambulance Services	Fire Chief	Ambulance Transports	Offset Expenses of Ambulance Service	85,000	Balance Available for Expenditure
1590	Transfer Station	Public Works	Fees Generated from the Transfer Station Operation	Transfer Station Expenses & Waste Disposal	215,000	Balance Closed to GF
1595	Signage	Public Works	Fees Generated from creation of signs for other Municipalities	Purchase of Materials & Supplies	20,000	Balance Available for Expenditure

**Aggregate Amount of All Revolving Funds Authorized for Expenditure \$489,000**

**CITY COUNCIL ORDER  
CITY OF GREENFIELD  
MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order  
Appropriate \$32,423 for GCET Fiber & Equipment**

Ordered, that:

The sum of \$32,423 be transferred from 1627 Bond Premium for fiber and build-out equipment for the GCET Enterprise fund.

2/3 vote required (9)

VOTE:

**Rationale:**

**Ban Premium received as a result of September 2020 GCET Ban renewal.  
Bond / BAN Premium may only be utilized for Capital or Debt Payment.**

**Attachments:**

**Ban premium information**

City of Greenfield  
\$4,903,820-Broadband Note  
Dated: October 1, 2020



## Sources & Uses

Dated 10/01/2020 | Delivered 10/01/2020

### Sources Of Funds

Par Amount of Bonds	\$4,903,820.00
Reoffering Premium	51,244.92

**Total Sources** \$4,955,064.92

### Uses Of Funds

Total Underwriter's Discount (0.038%)	1,863.45
Costs of Issuance	15,960.00
<b>NET PREMIUM:</b>	<b>33,421.47</b>
Rounding Amount	4,937,241.47

**Total Uses** \$4,955,064.92

Less Legal (998) ←  
Paul Murphy + Co  
Net premium \* 32,423.47

**CITY COUNCIL ORDER**  
**CITY of GREENFIELD**  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order**  
**To Appropriate \$42,900**

Ordered, that:

The Sum of \$42,900 to be appropriated from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way.

2/3 vote required (9)

General Stabilization Balance: \$1,680,944

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Explanation of supporting rationale:

Attachment:

1. Memo from Director Warner
2. Quotes for appraisal



William F. Martin  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**Department of Public Works**

**Marlo M. Warner II**  
**Director of Public Works**

189 Wells Street • Greenfield, MA 01301  
Phone 413-772-1528

marlo.warner@greenfield-ma.gov • www.greenfield-ma.gov

**MEMO**

To: City Council  
From: Marlo Warner   
Date: September 29, 2020  
RE: Wisdom Way Appraisal Funding

Dear City Council,

I would like to request the sum of \$ 42,900.00 for the appraisals and review of said appraisals for the properties along Wisdom Way and River Street, so that the city can obtain temporary and permanent easements for construction. The city is responsible for the cost of the appraisals and acquisition of the easements. The process of obtaining the easements will be the final step for the project to proceed. Please find attached the estimates with addresses.

The project is at 100% design and approved by Mass Dot. Recently the project was moved to FY21 from FY24 by the Transportation Planning Organization on the Transportation Improvement Plan with it going out to bid next summer.

Currently the project is programmed to be 3.7 million dollars. The city has appropriated \$284,340.00 for engineering and design costs to date.

Thank you for your consideration in advance.



*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,  
A designated Green Community and a recipient of the "Leading by Example" Award*

# O'Connor Real Estate Associates, Inc.

*Real Estate Appraisals - Consultation - Market Analysis*

September 28, 2020

Mr. Alan J. Twarog, MCPPO  
Engineering Superintendent  
Town of Greenfield  
189 Wells Street  
Greenfield, MA 01301

RE: *Appraisal Services – Wisdom Way Reconstruction Project*

Dear Mr. Twarog:

In response to your request I am pleased to submit the following proposal to provide professional real estate appraisal services.

## SCOPE OF SERVICE

Based on information which you have forwarded to date it is my understanding that the Town of Greenfield is seeking to commission appraisals pertaining to the following properties:

Property No.	Owner	Address	Parcel No.
1	Franklin County Agricultural Society	85 Wisdom Way	PE-1, TE-1
2	Franklin County Agricultural Society	Petty Plain Road	PE-2, TE-2
3	Kuznik Trust	81-83 Wisdom Way	PUE-1, TE-3
4	Lindsay Barnard O'Neil	76 Wisdom Way	TE-4
5	Breakaway Real Estate LLC	51 River Street	TE-5
6	Green River Cemetery Association	56 Wisdom Way	1T, PUE-2, TE-6B, 2T, TE-6A, TE-6C
7	Rebecca Smith	31 River Street	PE-3, PE-4, TE-7, TE-8
8	John & Gloria Middleton	25 River Street	PE-5, TE-9
9	Real Estate Property Mgmt	13 River Street	PE-6, TE-10
10	Donald W. Miller	9 River Street	PE-7, TE-11
11	Brendan E. Tubbs	8 River Street	TE-12
12	Barry T. McColgan & Nancy Uchman	6 River Street	TE-13

The need for these appraisals is generated by planned improvements to Wisdom Way and River Street, with the need for fee acquisitions, temporary and permanent easements related to construction thereof. I propose to undertake appraisals of each property report, the purpose of which shall be to develop opinions as to the loss in value resulting from the proposed construction related acquisitions. The results of each appraisal will be submitted in a report prepared in compliance with the *Uniform Standards of Professional Appraisal Practice*. All reports will be submitted in PDF format.

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48 Franklin Street    ♦    P.O. Box 1211    ♦    Westfield, MA 01086-1211    ♦    Telephone (413) 562-5096

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**TO BE FURNISHED**

All pertinent information available from your files including detailed mapping pertaining to the proposed acquisitions and subject properties. In addition, contact information for each of the owners should be provided.

**TIME OF PERFORMANCE**

This appraisal project will be initiated immediately upon receipt of "Notice to Proceed". The completed report will be submitted within 21-45 days of receipt of enclosed "Notice to Proceed".

**COMPENSATION**

The fee for providing these services shall be as follows:

Property No.	Owner	Appraisal Fee
1	Franklin County Agricultural Society	\$2,975.00
2	Franklin County Agricultural Society	\$2,975.00
3	Kuznik Trust	\$2,475.00
4	Lindsay Barnard O'Neil	\$2,475.00
5	Breakaway Real Estate LLC	\$2,475.00
6	Green River Cemetery Association	\$2,975.00
7	Rebecca Smith	\$2,475.00
8	John & Gloria Middleton	\$2,475.00
9	Real Estate Property Mgmt	\$2,475.00
10	Donald W. Miller	\$2,475.00
11	Brendan E. Tubbs	\$2,475.00
12	Barry T. McColgan & Nancy Uchman	\$2,475.00

These fees pertain only to the services outlined herein with compensation for any additional services requested by the client negotiated at a later date. It should also be noted that the fees quoted are based on awarding a contract for all appraisals simultaneously and that no less than eight of the appraisals will be awarded.

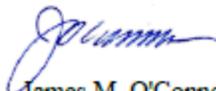
**METHOD OF PAYMENT**

Fees shall be due and payable upon submission of the completed reports.

I thank you for the opportunity to submit this proposal. If any clarification is desired, please contact me.

Respectfully submitted,

O'CONNOR REAL ESTATE ASSOCIATES, INC.



James M. O'Connor, MAI  
Vice President

O'CONNOR REAL ESTATE ASSOCIATES, INC.

PROPERTY: Wisdom Way Project  
Town of Greenfield, MA

**NOTICE TO PROCEED**

THE PROPOSAL TO PROVIDE PROFESSIONAL REAL ESTATE APPRAISAL SERVICES FOR THE ABOVE-CAPTIONED PROPERTIES DATED SEPTEMBER 28, 2020 AND SUBMITTED BY THE FIRM OF O'CONNOR REAL ESTATE ASSOCIATES, INC. IS ACCEPTED.

O'CONNOR REAL ESTATE ASSOCIATES, INC. IS HEREBY AUTHORIZED TO PROCEED WITH THE SCOPE OF SERVICES OUTLINED IN THIS PROPOSAL.

Client: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

**O'CONNOR REAL ESTATE ASSOCIATES, INC.**

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# O'Connor Real Estate Associates, Inc.

*Real Estate Appraisals - Consultation - Market Analysis*

September 28, 2020

Mr. Alan J. Twarog, MCPPO  
Engineering Superintendent  
Town of Greenfield  
189 Wells Street  
Greenfield, MA 01301

RE: *Review Appraisal Services – Wisdom Way Reconstruction Project*

Dear Mr. Twarog:

In response to your request I am pleased to submit the following proposal to provide professional real estate appraisal services.

## SCOPE OF SERVICE

Based on information which you have forwarded to date it is my understanding that the Town of Greenfield is seeking to commission appraisals pertaining to the following properties:

Property No.	Owner	Address	Parcel No.
1	Franklin County Agricultural Society	85 Wisdom Way	PE-1, TE-1
2	Franklin County Agricultural Society	Petty Plain Road	PE-2, TE-2
3	Kuznik Trust	81-83 Wisdom Way	PUE-1, TE-3
4	Lindsay Barnard O'Neil	76 Wisdom Way	TE-4
5	Breakaway Real Estate LLC	51 River Street	TE-5
6	Green River Cemetery Association	56 Wisdom Way	1T, PUE-2, TE-6B, 2T, TE-6A, TE-6C
7	Rebecca Smith	31 River Street	PE-3, PE-4, TE-7, TE-8
8	John & Gloria Middleton	25 River Street	PE-5, TE-9
9	Real Estate Property Mgmt	13 River Street	PE-6, TE-10
10	Donald W. Miller	9 River Street	PE-7, TE-11
11	Brendan E. Tubbs	8 River Street	TE-12
12	Barry T. McColgan & Nancy Uchman	6 River Street	TE-13

The need for these appraisals is generated by planned improvements to Wisdom Way and River Street, with the need for fee acquisitions, temporary and permanent easements related to construction thereof. I propose to undertake a review of each appraisal report, the purpose of which shall be to assess compliance with applicable specifications and evaluate the credibility of the reports and conclusions reached therein. The results of the review will be submitted in a report prepared in compliance with the *Uniform Standards of Professional Appraisal Practice*. All reports will be submitted in PDF format.

---

48 Franklin Street    ♦    P.O. Box 1211    ♦    Westfield, MA 01086-1211    ♦    Telephone (413) 562-5096

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TIME OF PERFORMANCE

This completed review reports will be submitted within 3-5 days of receipt of the appraisal reports.

COMPENSATION

The fee for providing these services shall be as follows:

Property No.	Owner	Review Fee
1	Franklin County Agricultural Society	\$975.00
2	Franklin County Agricultural Society	\$975.00
3	Kuznik Trust	\$975.00
4	Lindsay Barnard O'Neil	\$975.00
5	Breakaway Real Estate LLC	\$975.00
6	Green River Cemetery Association	\$975.00
7	Rebecca Smith	\$975.00
8	John & Gloria Middleton	\$975.00
9	Real Estate Property Mgmt	\$975.00
10	Donald W. Miller	\$975.00
11	Brendan E. Tubbs	\$975.00
12	Barry T. McColgan & Nancy Uchman	\$975.00

These fees pertain only to the services outlined herein with compensation for any additional services requested by the client negotiated at a later date. It should also be noted that the fees quoted are based on awarding appraisal and review contracts simultaneously to O'Connor Real Estate Associates, Inc.

METHOD OF PAYMENT

The fee shall be due and payable upon submission of the completed reports.

I thank you for the opportunity to submit this proposal. If any clarification is desired, please contact me.

Respectfully submitted,

O'CONNOR REAL ESTATE ASSOCIATES, INC.

Robert J. O'Connor, MAI  
President

RJOC/bld  
Enclosure

O'CONNOR REAL ESTATE ASSOCIATES, INC.

PROPERTY: Wisdom Way Project  
Town of Greenfield, MA

**NOTICE TO PROCEED**

THE PROPOSAL TO PROVIDE PROFESSIONAL REAL ESTATE APPRAISAL REVIEW SERVICES FOR THE ABOVE-CAPTIONED PROPERTIES DATED SEPTEMBER 28, 2020 AND SUBMITTED BY THE FIRM OF O'CONNOR REAL ESTATE ASSOCIATES, INC. IS ACCEPTED.

O'CONNOR REAL ESTATE ASSOCIATES, INC. IS HEREBY AUTHORIZED TO PROCEED WITH THE SCOPE OF SERVICES OUTLINED IN THIS PROPOSAL.

Client: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

O'CONNOR REAL ESTATE ASSOCIATES, INC.

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## Notice of Zoning Amendment proposals – October 21, 2020

The following zoning amendment proposals have been submitted to the Greenfield City Council for consideration:

- Amend Chapter 200: Zoning, Section 4.2 (C19) Rural Residential (RC) by removing the Tier 1 limitation and amend Section 4.2 (C), RC District, by adding a new number 21 under Subsection C to permit marijuana product manufacturing and marijuana retailer as accessory uses to the use “Marijuana Cultivator pursuant to 7.17”, submitted September 29, 2020, by Jeff Coulson & Emily Seelman.
- Amendments to Chapter 200: Zoning, Section 4.13 Floodplain District (F), submitted October 13, 2020, by the Planning Board.
- Amendments to the Zoning Ordinance relative to Low Impact Development (LID) techniques to include amendment to Section 6.11, driveways and entrances, of the Zoning Ordinance, submitted October 13, 2020, by the Planning Board.

**City of Greenfield**  
The Commonwealth of Massachusetts  
**City Council**

**APPLICATION FOR A ZONING ORDINANCE / ZONING MAP CHANGE**

**PETITION TO THE GREENFIELD CITY COUNCIL FOR A ZONE CHANGE BY A LANDOWNER IN ACCORDANCE WITH M.G.L. c. 40A, § 5**

In Accordance with M.G.L. c. 40A, § 5, I Jeff Coulson & Emily Seelman (lessee), owner of land located in the (owner) (Name of Landowner)

City of Greenfield at: 1385 Bernardston Road, Greenfield, Massachusetts  
and shown on Assessor's Map #(s) R10 Lot #(s) 8A, hereby petitions the Greenfield 01301

City Council for a zone change as follows: Amend Section 200-4.2(C19) - Rural Residential (RC) by removing the Tier 1 limitation and amend Section 200-4.2(C), RC District by adding a new number 21 under subsection C to permit marijuana (Request) product manufacturing and marijuana retailer as accessory uses to the use "Marijuana Cultivator pursuant to ~ 200-7:17." (see attached memo)  
Zoning District(s) property is located in:  
R10-8A is located in a Rural Residential (RC), which permits marijuana cultivation.

Landowner Signature: Jeff Coulson (owner) Date: 9/22/2020  
Emily Seelman (EC Developments/Lessee)

The following information must be submitted to City Council with a copy to the Planning Board and the Mayor showing the date and time the filing was received by the City Council to consider the application complete:

- One (1) original application form filled out in entirety
- Copy of the Greenfield Property Map(s) showing the lot(s) to be included in the zone change
- If the request for a zone change is to permit a new use of the property, seven (7) copies of site plans shall be provided showing:
  - (a) The existing and proposed zoning boundaries and district names.
  - (b) The location of existing and proposed lot lines within the proposed zone.
  - (c) The location of all existing and proposed buildings, structures, parking areas and any other accessory uses.

One (1) copy of the site plan shall be submitted to both the Mayor and the City Council. Five (5) copies shall be submitted to the Planning Board, who shall forward copies to the Inspector of Buildings, the Department of Public Works, and City Counsel.

- A check made payable to "City of Greenfield" as indicated in the Fee Schedule

The Planning Board or the City Council may require the submission of additional information to justify the zone change.

February 12, 2012

**PROPOSED ZONING AMENDMENT TO THE GREENFIELD ZONING ORDINANCE**  
**September 14, 2020**

**Note:** Text with a ~~strike~~through is text to be deleted, *black italic* text is newly proposed text.

Amend Section 200-4.2(C19) – Rural Residential District (RC), of the Zoning Ordinance by removing the Tier 1 limitation so that it reads as follows:

(19) ~~Marijuana cultivator limited to Tier 1 (5,000 square feet) pursuant to ~ 200-7.17.~~

Amend Section 200-4.2(C) – Rural Residential District (RC), of the Zoning Ordinance by adding a new number 21 under Subsection C, uses allowed by special permit, so that it reads as follows:

~~~ 200-4.2. Rural Residential District (RC).~~

C. ~~Uses permitted by special permit.~~

*(21) Marijuana product manufacturing and marijuana retailer as accessory uses to the use "Marijuana cultivator pursuant to ~ 200-7.17."*

Amend Appendix A, Table of Uses, of the Zoning Ordinance by adding the following new category:

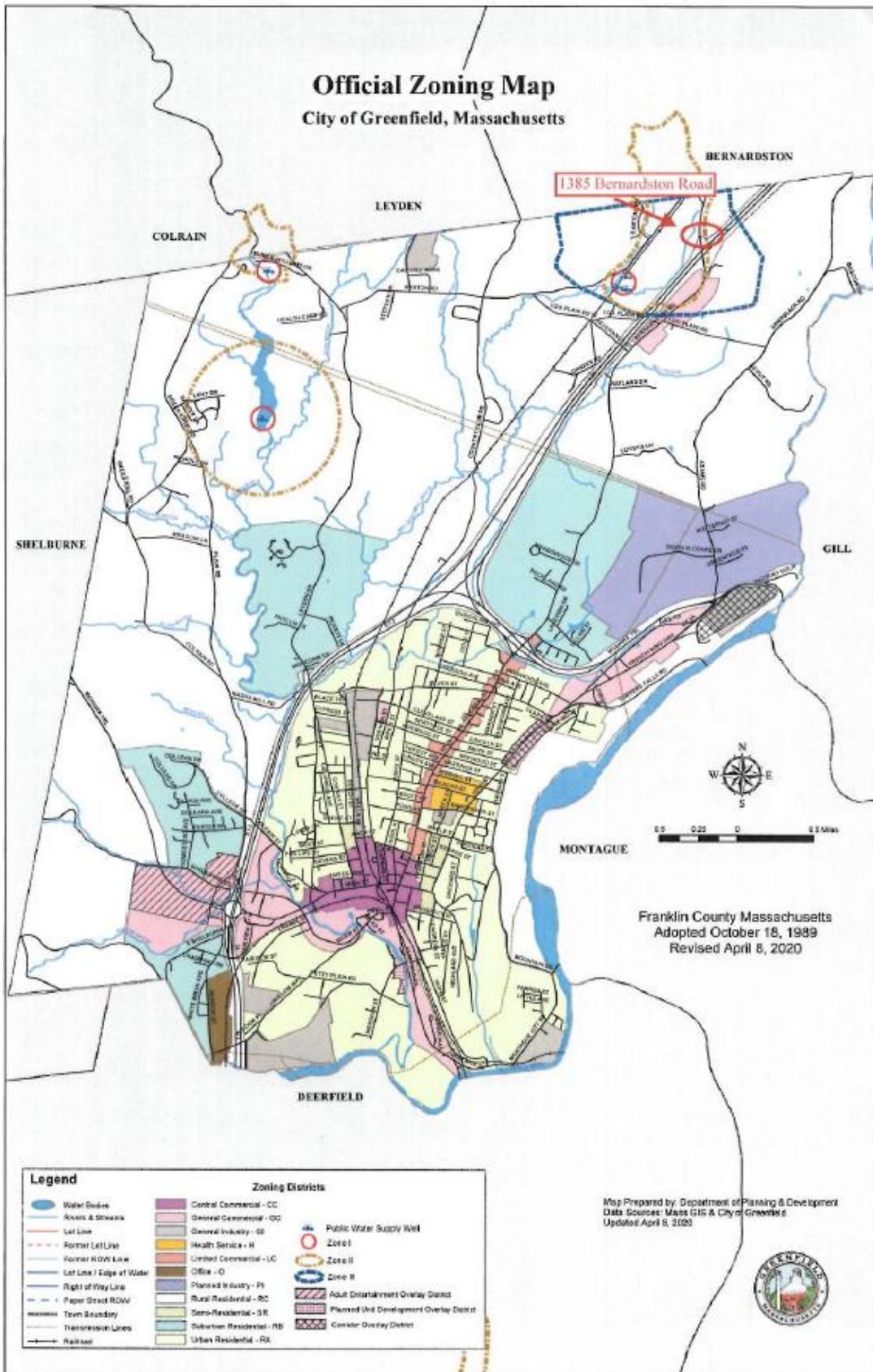
|                                                                                                                                                         | RC        | RB       | RA       | SR       | H               | CC       | LC       | GC       | O        | GI       | PI       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|----------|----------|-----------------|----------|----------|----------|----------|----------|----------|
| <b>Accessory Uses</b>                                                                                                                                   |           |          |          |          |                 |          |          |          |          |          |          |
| Cafeterias for employees, automatic teller machines, automated vending kiosks, day-care centers and other normal accessory uses to a nonresidential use | N         | N        | N        | N        | Y <sup>13</sup> | Y        | Y        | Y        | Y        | Y        | Y        |
| Retail sales incidental to a permitted use or use allowed by special permit                                                                             | N         | N        | N        | N        | N               | SP       | Y        | Y        | SP       | SP       | Y        |
| <i>Marijuana product manufacturing and Marijuana retailer as accessory uses to a Marijuana cultivator pursuant to ~ 200-7.17</i>                        | <i>SP</i> | <i>N</i> | <i>N</i> | <i>N</i> | <i>N</i>        | <i>N</i> | <i>N</i> | <i>N</i> | <i>N</i> | <i>N</i> | <i>N</i> |
| <b>Uses Not Elsewhere Classified</b>                                                                                                                    | SP        | SP       | SP       | SP       | SP              | SP       | SP       | SP       | SP       | SP       | SP       |

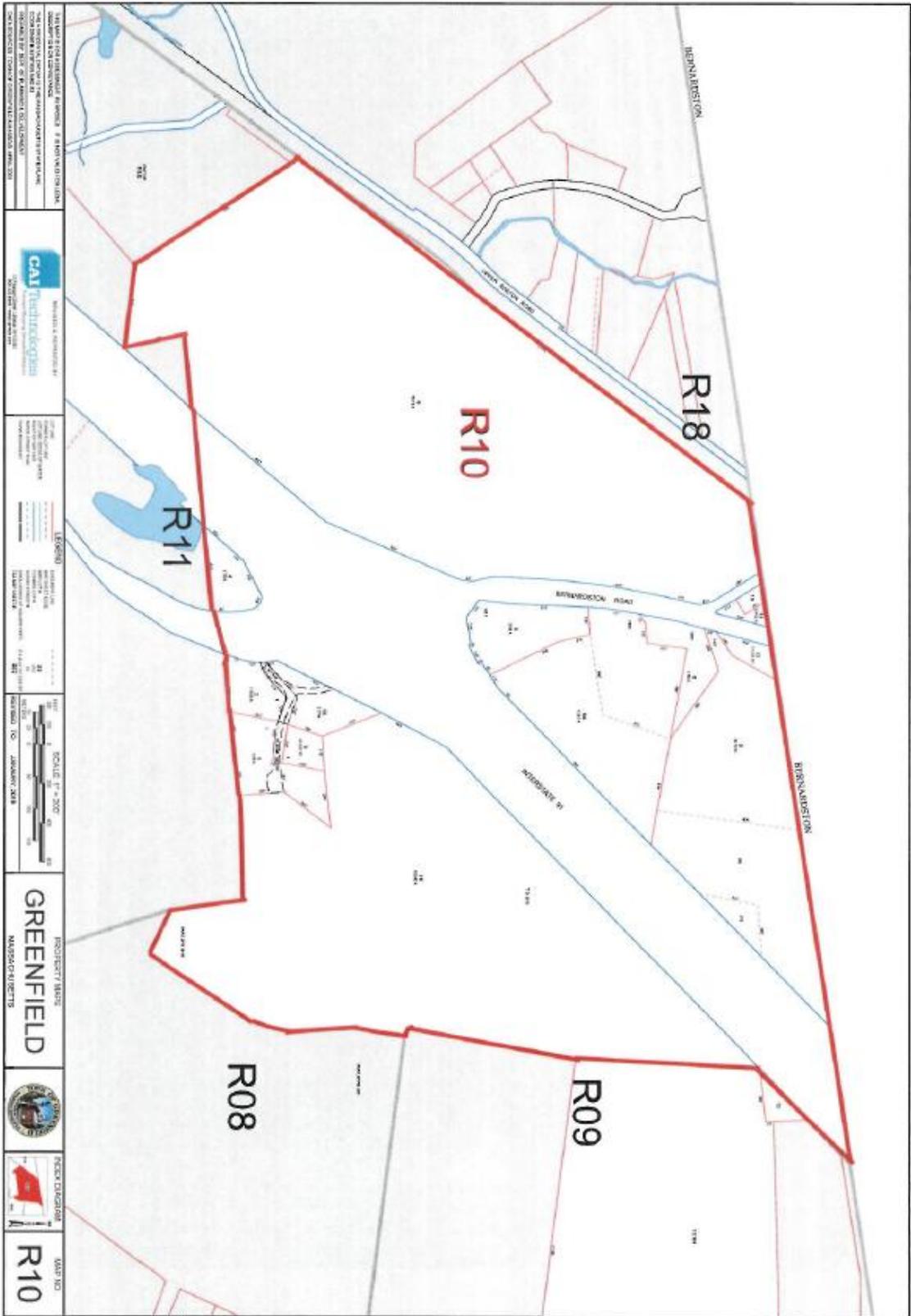
**Explanation of Proposed Amendment**

The purpose of this zoning amendment petition submitted by the landowner of 1385 Bernardston Road (Indoor Action) is to allow marijuana manufacturing and marijuana retail as accessory uses to the use "marijuana cultivator pursuant to ~ 200-7.17" within the Rural Residential (RC) Zoning District and to remove the Tier 1 limit for a marijuana cultivator within the RC District.

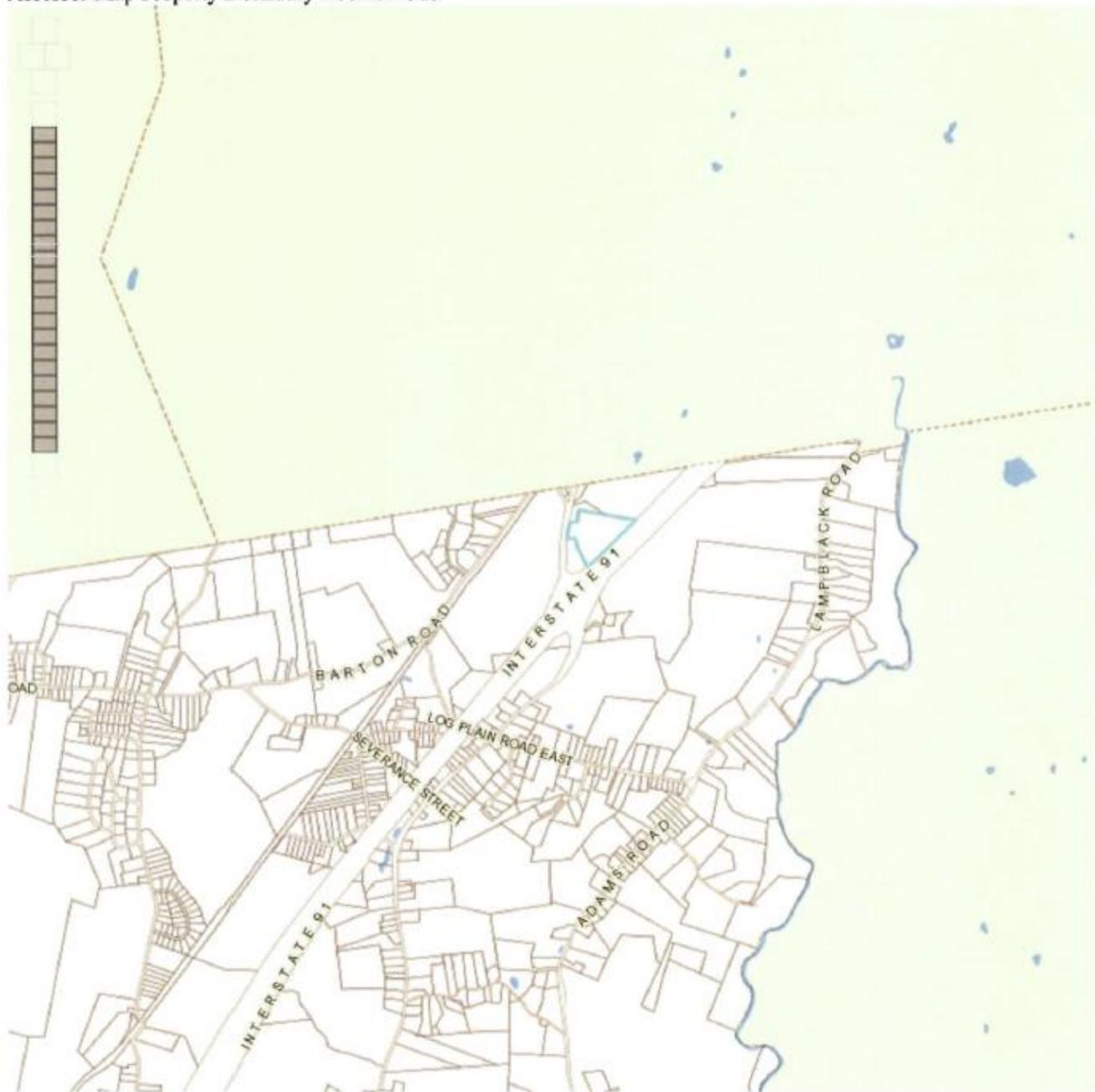
# Official Zoning Map

## City of Greenfield, Massachusetts





Assessor Map Property Boundary Zoomed Out



City of Greenfield, Massachusetts

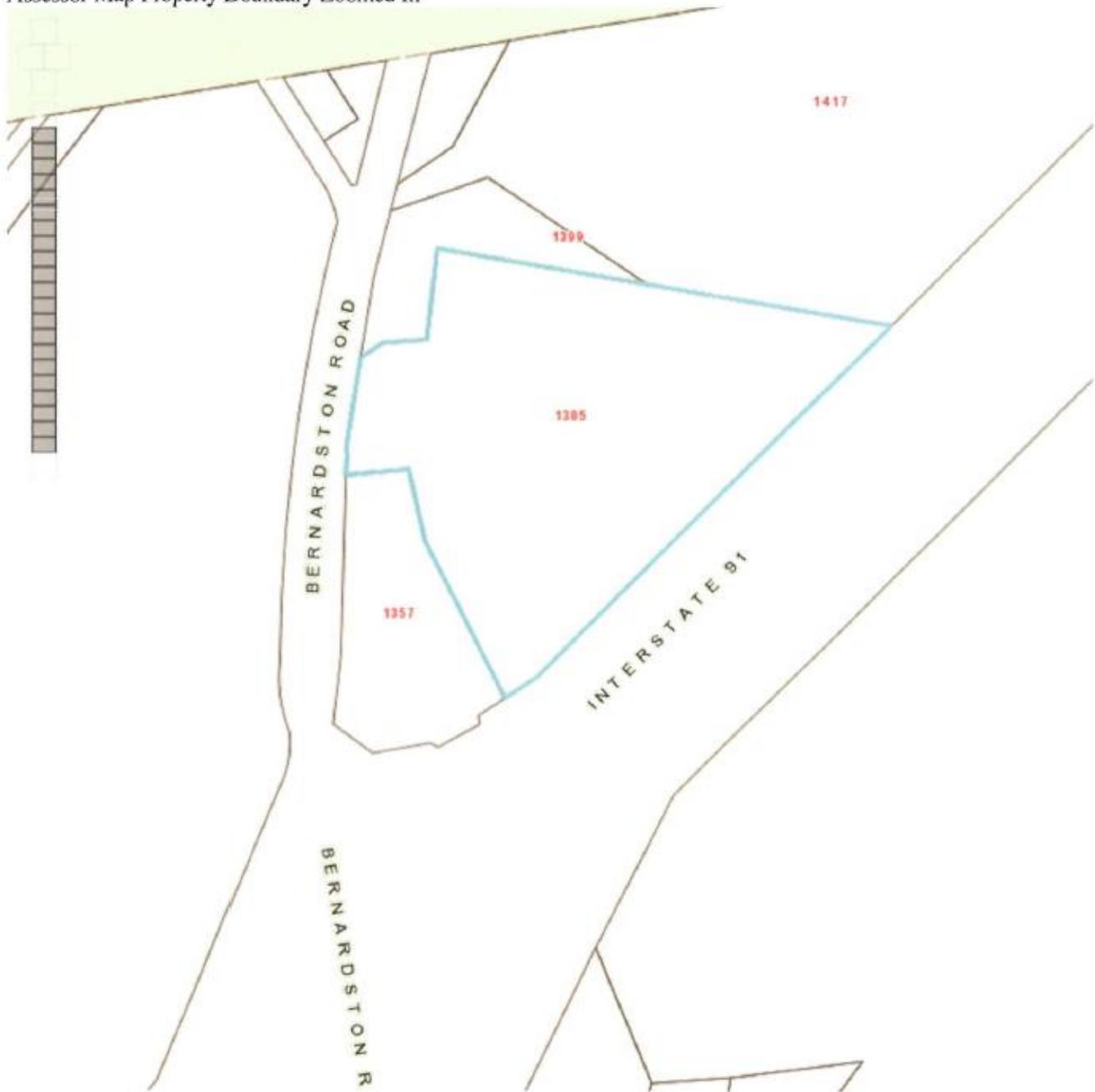
MainStreetGIS, LLC  
www.mainstreetgis.com

Selected Parcel: 1385 BERNARDSTON RD ID: R10-8A

Printed 7/27/2020 from <http://www.mainstreetmaps.com/ma/greenfield/public.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City of Greenfield, Massachusetts and MainStreetGIS, LLC assume no legal responsibility for the information contained herein  
1000 m

Assessor Map Property Boundary Zoomed In



City of Greenfield, Massachusetts

MainStreetGIS, LLC  
www.mainstreetgis.com

Selected Parcel: 1385 BERNARDSTON RD ID: R10-8A

Printed 7/27/2020 from <http://www.mainstreetmaps.com/ma/greenfield/public.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City of Greenfield, Massachusetts and MainStreetGIS, LLC assume no legal responsibility for the information contained herein  
100 m





Owner: INDOOR ACTION  
Co-Owner: COULSON JEFFREY L  
Mailing Address: 1385 BERNARDSTON RD  
GREENFIELD MA 01301

Assessment Total: \$1,077,000  
Total Building: \$339,000 Land: \$285,500 Yard Items: \$452,500

Land Information  
Land Area: 9.30044 Primary Zoning: RC  
Land Use: IN RECR  
Neighborhood: CF

[View sketch](#)



**Building Information**  
Year Built: 1999  
Style: OFFICE  
Rooms:  
Bedrooms:  
Full Baths: 0  
Half Baths: 2  
Gross Area: 10,441  
Finished Area: 10,221

Stories: 1  
Heat Fuel: GAS  
Heat Type: RADIANT HW  
Frame: WOOD  
Exterior: TEX 111  
Roof Structure: GABLE  
Roof Covering: ASPHALT SH  
Kitchens: 0  
Fireplaces: 0

**Important Information**

Certified property values are for fiscal year 2020.  
Property ownership is updated monthly.  
Sales history is updated monthly.

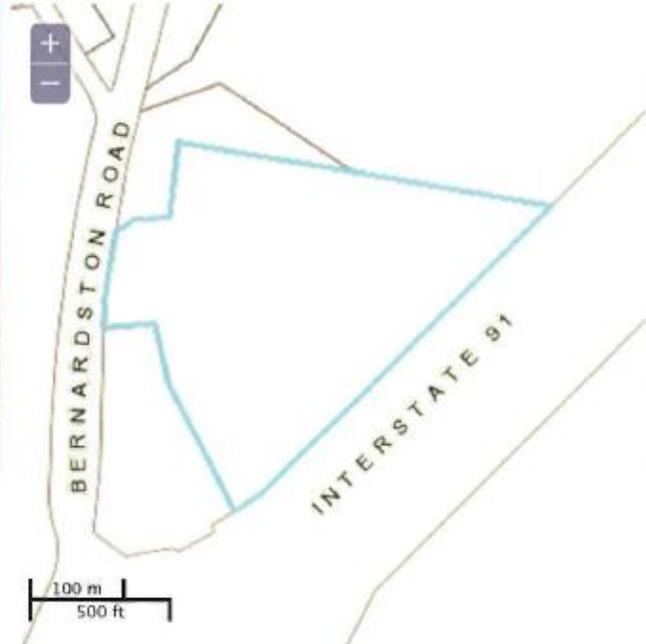
**Sales History**

Grantor  
INDOOR ACTION  
INDOOR ACTION,  
UNITED SAVINGS BANK  
WHITE JOSEPH H  
UNITED SAVINGS BANK

| Legal Reference | Sale Date  | Sale Price |
|-----------------|------------|------------|
| 4147-302        | 2002/12/11 | \$25,000   |
| 3502-311        | 1999/6/4   | \$25,000   |
| 3182/109        | 1996/12/30 | \$120,000  |
| 2958/224        | 1994/11/30 | \$227,656  |
| 2749/244        | 1993/3/3   | \$232,000  |



MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

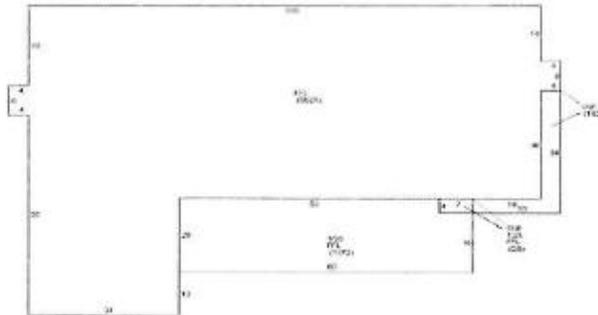


Owner: INDOOR ACTION  
Co-Owner: COULSON JEFFREY L  
Mailing Address: 1385 BERNARDSTON RD  
GREENFIELD MA 01301

Assessment Total: \$1,077,000  
Total Building: \$339,000 Land: \$285,500 Yard Items: \$452,500

Land Information  
Land Area: 9.30044 Primary Zoning: RC  
Land Use: IN RECR  
Neighborhood: CF

[View sketch](#)



**Building Information**  
Year Built: 1990  
Style: WAREHOUSE  
Rooms:  
Bedrooms:  
Full Baths: 0  
Half Baths: 2  
Gross Area: 10,441  
Finished Area: 10,221

Stories: 1  
Heat Fuel: GAS  
Heat Type: UNIT HTRS  
Frame: STEEL  
Exterior: CORREG STL  
Roof Structure: GABLE  
Roof Covering: METAL  
Kitchens: 0  
Fireplaces: 0

**Important Information**  
Certified property values are for fiscal year 2020.  
Property ownership is updated monthly.  
Sales history is updated monthly.

**Sales History**

**Grantor**  
INDOOR ACTION  
INDOOR ACTION,  
UNITED SAVINGS BANK  
WHITE JOSEPH H  
UNITED SAVINGS BANK

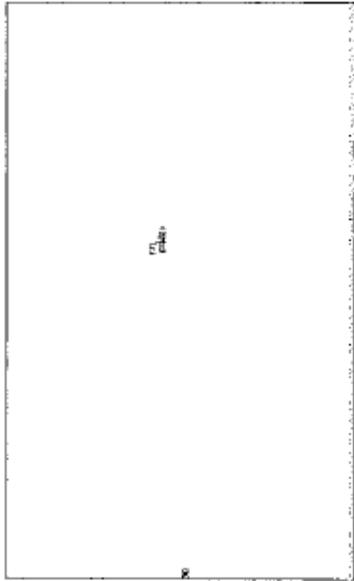
| Legal Reference | Sale Date  | Sale Price |
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MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

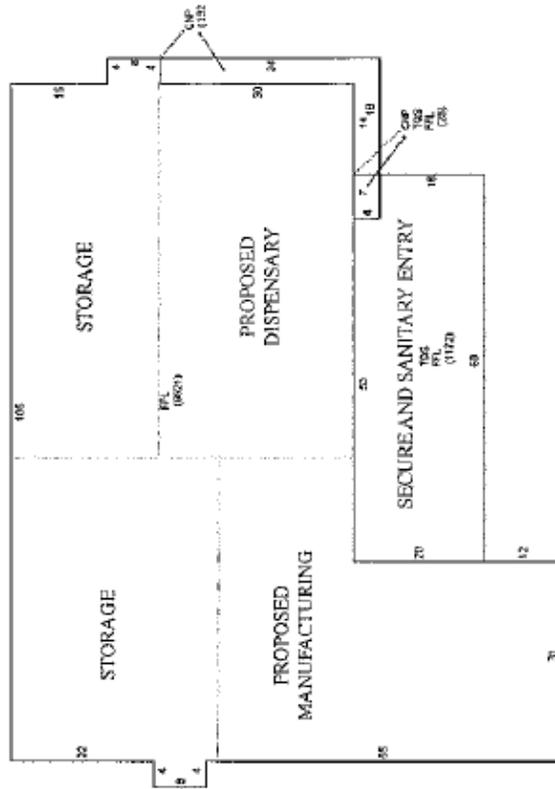


SPORTS DOME WITH ENTRY WAY



PROPOSED BUILDING STRUCTURES

BUILDING FOR PROPOSE ACCESSORY USE RETAIL AND MANUFACTURING



CULTIVATION GREENHOUSE



CULTIVATION GREENHOUSE



Roxann Wedegartner  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING AND DEVELOPMENT**

**PLANNING BOARD**

City Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1549 • [eric.twarog@greenfield-ma.gov](mailto:eric.twarog@greenfield-ma.gov) • [www.greenfield-ma.gov](http://www.greenfield-ma.gov)

**TO:** Ashli Stempel, City Council President  
Members of the Greenfield City Council

**FROM:** Charles Roberts, Chairman, Planning Board

**DATE:** October 13, 2020

**RE:** Planning Board Initiation of Proposed Amendments to Section 200-4.13,  
Floodplain District (F), of the Zoning Ordinance

---

At its October 8, 2020 meeting, the Planning Board, after careful consideration and deliberation, took the following vote to initiate the attached proposed zoning amendments to Section 200-4.13, Floodplain District (F), of the Zoning Ordinance:

**MOTION:** Moved by Pottern; seconded by Toulountzis; and voted 4:0:0 to forward the proposed zoning amendments to Section 200-4.13, Floodplain District (F), of the Zoning Ordinance as amended, to the City Council to initiate the zoning amendment process.

Respectfully submitted,  
Charles Roberts  
Chairman, Planning Board

Attachment – Proposed Zoning Amendments



*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,  
a designated Green Community and a recipient of the "Leading by Example" Award*

**PROPOSED ZONING AMENDMENT TO THE GREENFIELD ZONING ORDINANCE**  
September 23, 2020, Revised October 8, 2020

Note: Text with a ~~strike through~~ is text to be deleted, *black bold italic* text is newly proposed text.

Amend Section 200-4.13, Floodplain District of the Zoning Ordinance by so that it reads as follows:

~ 200-4.13. Floodplain District (F).

- A. Purpose. ~~The purposes of the Floodplain District are to protect the public health, safety, and general welfare, to protect human life and property from the hazards of periodic flooding, to reduce the public costs resulting from flood damage, to preserve the natural flood control characteristics and the flood storage capacity of the floodplain, and to preserve and maintain the ground water table and ground water recharge areas within the floodplain.~~

*The purpose of the Floodplain District is to:*

- (1) Ensure public safety through reducing the threats to life and personal injury;*
- (2) Eliminate new hazards to emergency response officials;*
- (3) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding;*
- (4) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding;*
- (5) Eliminate costs associated with the response and cleanup of flooding conditions;*
- (6) Reduce damage to public and private property resulting from flooding waters.*

- B. District delineation.

~~(1) The general boundaries of the Floodplain District are shown on the City of Greenfield Flood Insurance Rate Map (FIRM), dated July 2, 1980, as Zones A, A 1-30 to indicate the 100-year floodplain. The exact boundaries of the district are defined by the 100-year water surface elevations shown on the FIRM and further defined by the Flood Profiles contained in the Flood Insurance Study, dated January 1980. The floodway boundaries are delineated on the City of Greenfield Flood Boundary Floodway Map (FBFM), dated July 2, 1980, and further defined by the Floodway Data Tables contained in the Flood Insurance Study. These two (2) sets of maps as well as the accompanying Study are incorporated herein by reference and are on file with the City Clerk, Planning Board, Conservation Commission, and Inspector of Buildings.~~

*The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas designated on the City of Greenfield's Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program, dated July 2, 1980 and on the Flood Boundary & Floodway Map dated July 2, 1980. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Flood Insurance Study (FIS) report dated January 1980. The effective FIRM, FBFM, and FIS report are incorporated herein by reference and are on file with the City Clerk, Planning Board, Inspector of Buildings, and Conservation Commission.*

(2) ~~The boundaries as shown on the above referenced maps shall be presumed accurate. This presumption may be overcome only by credible evidence using drainage calculations which shall be:~~

~~(a) Based upon a design storm of seven (7) inches of precipitation in twenty-four (24) hours (i.e., a Type II Rainfall, as defined by the U.S. Soil Conservation Service);~~

~~(b) Based upon the standard methodologies set forth in U.S. Soil Conservation Service Technical Release No. 55, Urban Hydrology for Small Watersheds and Section 4 of the U.S. Soil Conservation Service, National Engineering Hydrology Handbook; and~~

~~(c) Prepared by a registered professional engineer or other professional competent in such matters. Within Zone A, where the 100-year flood elevation is not provided on the FIRM, the boundary of the 100-year floodplain shall be the maximum lateral extent of floodwater which has been observed or recorded. The Zoning Board of Appeals may also require the applicant to determine the boundary using the above referenced drainage calculations.~~

*Floodway Encroachment. In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.*

*In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the City's Flood Boundary & Floodway Map, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.*

(3) Base Flood Elevation Data. Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, ~~within unnumbered A zones.~~ *The proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.*

(4) *Within Zones AH and AO on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.*

(5) *All subdivision proposals must be designed to assure that:*

*(a) Such proposals minimize flood damage;*

*(b) All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and*

*(c) Adequate drainage is provided to reduce exposure to flood hazards.*

(6) Unnumbered A Zones. *In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for*

*elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.*

*(7) Recreational Vehicles. In A1-30, AH, and AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.*

C. **Notification of Watercourse Alteration.** In a riverine situation, the Inspector of Buildings shall notify the following of any alteration or relocation of a watercourse:

- (1) Adjacent Communities
- (2) Bordering States (optional)
- (3) NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
251 Causeway Street, Suite 600-700  
Boston, MA 02114-2104
- (4) NFIP Program Specialist  
Federal Emergency Management Agency, Region I  
99 High Street, 6th Floor  
Boston, MA 02110 [Subsection C added by the Town Council on July 15, 2009]

D. **Requirement to Submit New Technical Data.** *If the City acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:*

*FEMA Region I Risk Analysis Branch Chief  
99 High St., 6<sup>th</sup> floor, Boston, MA 02110*

*And copy of notification to:*

*Massachusetts NFIP State Coordinator  
MA Dept. of Conservation & Recreation  
251 Causeway Street, Boston, MA 02114*

E. **Variances and Permits.**

*(1) Variances to Building Code Floodplain Standards. The City will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.*

*The City shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.*

*Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.*

*(2) Variations to Local Zoning Ordinances Related to Community Compliance with the National Flood Insurance Program (NFIP). A variance from this floodplain ordinance must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.*

*(3) Permits are Required for all Proposed Development in the Floodplain Overlay District. The City of Greenfield requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.*

*(4) Assure that all Necessary Permits are Obtained. Greenfield's permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired.*

F. Use Regulations. The Floodplain District is established as an overlay district to all other districts. The requirements of the underlying district shall govern subject to the provisions of this section. All development, including structural and nonstructural activities, whether permitted by right or by special permit shall be in compliance with the Wetlands Protection Act, MGL c. 131, ~ 40, and with the requirements of the Massachusetts State Building Code pertaining to construction in the floodplains (Section 5323 of the 7<sup>th</sup> Edition of the MA State Building Code).

G. Permitted Uses. The following uses of low flood damage potential and causing no obstructions to flood flows shall be allowed in the 100-year floodplain provided they are permitted in the underlying district and they do not require structures, fill, or storage of materials or equipment:

- (1) Agricultural uses such as farming, grazing, truck farming, horticulture, etc;
- (2) Forestry and nursery uses;
- (3) Outdoor recreational uses, including fishing, boating, play areas, etc;
- (4) Conservation of water, plants, wildlife;
- (5) Wildlife management areas, foot, bicycle, and horse paths;
- (6) Temporary nonresidential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises;
- (7) Buildings lawfully existing prior to the adoption of these provisions;

(8) Installation of utility, sewer or septic systems, water supplies and production, and water lines provided the Department of Public Works is satisfied that there is adequate protection against breaking, leaking, short-circuiting, grounding, igniting, or floating during flooding;

(9) The portion of any lot within the Floodplain District may be used to meet the lot area or yard requirements for the district in which the remainder of the lot is located.

H. Special Permits. No encroachment shall be permitted within the 100-year floodplain as shown on the FIRM Maps unless a special permit is granted by the Zoning Board of Appeals. Encroachment shall include:

(1) Structures or buildings erected, constructed, or otherwise created or moved;

(2) Reconstruction or repair due to flood damage and improvement or expansion of any building or structure lawfully existing prior to the adoption of these provisions;

(3) Storage, dumping, filling, excavation, disposal or transfer of earth or other material;

(4) Installation of driveways or roads to serve areas outside the floodplain district where other access is not feasible.

I. Special Permit Conditions. The Zoning Board of Appeals may grant a special permit under this section if the application complies with the following conditions (subject to other applicable provisions of this ordinance):

(1) The proposed use shall comply in all respects with the provisions of the underlying district and shall be, to the maximum extent feasible, consistent with the purposes of the Floodplain District;

(2) All encroachments, including fill, new construction, substantial improvements to existing structures, and other developments are prohibited unless certification by a registered professional civil engineer, hydrologist or other professional competent in such matters is provided by the applicant demonstrating that such encroachment shall not result in any decrease in flood storage capacity or increase in flood levels during the occurrence of the 100-year flood. The Board shall have the right to retain a registered professional civil engineer, hydrologist or other professional to verify this information. The applicant shall be responsible for the reasonable costs of such advice;

(3) The Board may specify such additional requirements and conditions it finds necessary to protect the health, safety, and welfare of the public and the occupants of the proposed use, and of the Floodplain District;

(4) The use complies with the State Building Code relative to construction in the floodplain and a determination has been made that the use will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws;

(5) The applicant has established that the land is not unsuitable for the proposed use, based on hydrological/topographic data supplied by a registered professional civil engineer, hydrologist or other qualified professional;

(6) A determination has been made by the Conservation Commission that the use complies with the Wetlands Protection Act, MGL c. 131, ~ 40;

(7) Water supply systems shall not be subject to interruption or contamination during flooding;

(8) Sewage disposal systems shall not be damaged when subject to inundation, or cause contamination during flooding;

(9) Utilities shall be located and constructed to prevent flood damage;

(10) The use shall not substantially affect the water table or water quality or substantially change the natural flow of floodwaters and drainage patterns of the area.

J. Special Permit Procedures.

(1) The applicant shall submit to the Zoning Board of Appeals, five (5) copies of an application and site plan stamped by a registered land surveyor or a registered professional civil engineer showing the location, boundaries and dimensions of the lot or lots to be created; existing and proposed contours at five-foot intervals (or other interval as approved by the Board); the location and dimensions of any existing and proposed structures or uses; means of access; sewage disposal facilities; leach fields; parking areas; utilities; drainage systems and easements; watercourses; the boundary of the floodway; the boundary and elevation of the 100-year floodplain; and the elevation of the basement and first floor of any proposed buildings or structures. Where the development of a Priority Development Site (PDS) requires a special permit hereunder, the aforesaid application and site plan shall be submitted simultaneously with any other permit application(s) required (a) by this Ordinance or (b) by the Code, generally, relating to the use or development of land, buildings or structures and not otherwise exempted by G.L. c. 43D.

[Subsection H amended by Town Council on October 21, 2009]

(2) Within ten (10) days of receipt of the application, the Board shall transmit one (1) copy of the plan to the Conservation Commission, Planning Board, Board of Health, and Inspector of Buildings. Final action shall not be taken until reports have been received from the above Boards or until forty-five (45) days have elapsed from the date of application.

(3) Special permit procedures for public notice, hearing, and decisions shall be in accordance with Section 9 of the Zoning Act, MGL c. 40A and with the special permit provisions of ~ 200-8.3 of this ordinance.

K. Prohibited Uses. No encroachment shall be permitted in the floodway as shown on the FBFM Maps, and the following uses are prohibited in the 100-year floodplain:

(1) Solid waste landfills, junkyards, dumps;

(2) The manufacture, storage, or disposal of hazardous, toxic, or radioactive wastes;

(3) The temporary or permanent storage or disposal of materials used in snow and ice control including sand, salt or other deicing chemicals;

- (4) The outdoor storage or placement of storage tanks, above or below ground, for petroleum products or other hazardous material;
- (5) The storage, dumping, filling, dredging, excavation, disposal, transfer, or removal of earth or other material except as permitted by special permit under this provision.
- L. Limit of Authority. Nothing contained in this ordinance of the City of Greenfield shall otherwise limit the lawful authority of other agencies of government within the City of Greenfield.
- M. Abrogation and Greater Restriction. *The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.*
- N. Disclaimer of Liability. *The degree of flood protection required by this ordinance is considered reasonable but does not imply total flood protection.*
- O. Severability. *If any section, provision or portion of this ordinance is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.*
- P. Designation of Community Floodplain Administrator. *The City of Greenfield hereby designates the position of the Director of the Department of Planning and Development to be the official floodplain administrator for the City.*
- Q. Local Enforcement. *It shall be the duty of the Inspector of Buildings to enforce the provisions of this ordinance.*

Amend Section 200-2.1, terms and words (Definitions) of the Zoning Ordinance by adding the following new definitions. Per FEMA Region I, these additional definitions must be included in local bylaws or ordinances.

**DEVELOPMENT** -- *means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]*

**FLOOD BOUNDARY AND FLOODWAY MAP** -- *means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)*

**FLOOD HAZARD BOUNDARY MAP (FHBM.)** -- *An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]*

**FLOODWAY** -- *The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]*

**FUNCTIONALLY DEPENDENT USE** -- means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

**HIGHEST ADJACENT GRADE** -- means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

**HISTORIC STRUCTURE** -- means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - (1) By an approved state program as determined by the Secretary of the Interior or
  - (2) Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]

**NEW CONSTRUCTION** -- Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

**RECREATIONAL VEHICLE** -- means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

**REGULATORY FLOODWAY** - see **FLOODWAY**.

**SPECIAL FLOOD HAZARD AREA** -- The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

**START OF CONSTRUCTION** -- The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such

as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

**SUBSTANTIAL REPAIR OF A FOUNDATION** -- When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

**VARIANCE** -- means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

**VIOLATION** -- means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

Amend Section 200-2.1, terms and words (Definitions) of the Zoning Ordinance by amending the definition of "structure" so that it reads as follows:

**STRUCTURE** -- Anything constructed or erected, the use of which requires location on the ground, or attachment to something located on the ground except a boundary wall or fence, or a road and any fixtures appurtenant thereto. For floodplain management purposes, structure means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

#### **Explanation of Proposed Amendment**

A Community Assistance Visit (CAV) was conducted by the Federal Emergency Management Agency (FEMA) for Greenfield in April 2020. FEMA is required to conduct a CAV every 5 years to ensure local compliance with the National Flood Insurance Program (NFIP). As a result of the CAV, Greenfield is required to amend its floodplain district ordinance in order to be in compliance with the National Flood Insurance Program. A model floodplain district bylaw was released in September 2020 by the MA DCR.



Roxann Wedegartner  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING AND DEVELOPMENT**

**PLANNING BOARD**

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**TO:** Ashli Stempel, City Council President  
Members of the Greenfield City Council

**FROM:** Charles Roberts, Chairman, Planning Board

**DATE:** October 13, 2020

**RE:** Planning Board Initiation of Proposed Amendments to the Zoning Ordinance  
Relative to Incorporating Low Impact Development (LID) techniques.

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At its October 8, 2020 meeting, the Planning Board, after careful consideration and deliberation, took the following vote to initiate the attached proposed zoning amendments to the Zoning Ordinance relative to incorporating Low Impact Development (LID) techniques:

**MOTION:** Moved by Toulountzis; seconded by Pottern; and voted 4:0:0 to forward the proposed zoning amendments to the Zoning Ordinance relative to Low Impact Development (LID) techniques to the City Council to initiate the zoning amendment process to include the amendment to Section 6.11, driveways and entrances, of the Zoning Ordinance.

Respectfully submitted,  
Charles Roberts  
Chairman, Planning Board

Attachment – Proposed Zoning Amendments



*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,  
a designated Green Community and a recipient of the "Leading by Example" Award*

**PROPOSED AMENDMENTS TO GREENFIELD'S ZONING ORDINANCE TO  
INCORPORATE LOW IMPACT DEVELOPMENT**

August 25, 2020, Revised September 3, 2020, October 8, 2020

NOTE: Where changes are suggested within existing text, underlined text indicates new language, and text with a ~~strike through~~ indicates deleted language.

Upon review of the Franklin Regional Council of Government's recommended changes to Greenfield's Zoning Ordinance to incorporate Low Impact Development (LID) techniques as well as the recommendations of the Engineering Superintendent after a review of these proposed amendments, the Department of Planning and Development recommends the following amendments to the Zoning Ordinance.

**Chapter 200 Zoning**

Amend Section 200-2.1, definitions, of the Zoning Ordinance by adding the following new definition for Low Impact Development.

LOW IMPACT DEVELOPMENT -- Low impact development (LID) is an approach to site design and stormwater management that seeks to maintain the natural features of a site, reduce impervious surfaces like roads and parking lots, and allow stormwater runoff to infiltrate the ground close to where it falls by using small, decentralized stormwater management techniques. These techniques reduce soil erosion and sedimentation and the amount of pollutants that stormwater can pick up from lawns and road-ways, and helps to recharge groundwater levels. Examples include, but are not limited to, sensitive site design, vegetated swales, rain gardens/bioretention areas, rainwater harvesting, green roofs, street trees and the preservation of mature trees and vegetation, and permeable or porous pavement.

Amend § 200-4.14, Water Supply Protection District, of the Zoning Ordinance by allowing Open Space/Cluster Developments by-right within the watershed district as a preferred method of development. Currently Open Space/Cluster Developments are prohibited from the district.

- D. Uses permitted, in Zone 2 and 3. In addition to the uses listed in § 200-4.14C, the following uses are permitted in Zone 2 and 3 provided they are permitted in the underlying district and comply with all other provisions of this section and this ordinance:
- (1) Open space/cluster developments.
  - (2) Detached single-family dwelling with a minimum lot size of sixty thousand (60,000) square feet;
  - (3) Detached two-family dwelling with a minimum lot size of eighty thousand (80,000) square feet;
  - (4) Municipal administration, fire, police, library buildings.
- F. Prohibited uses in all Water Supply Protection Zones.
- (18) — ~~Open space/cluster developments.~~

Amend subsection C(10)(a), Design requirements, of § 200-6.5, Parking requirements, of the Zoning Ordinance by allowing for permeable or porous paving for parking stalls and overflow parking areas and to encourage the use of structural soils or cells in conjunction with permeable / porous paving and surrounding landscaped areas to encourage healthy tree growth.

(10) All parking areas and driveways shall be maintained as follows:

- (a) A dust free all-weather surface properly drained to dispose of all surface water accumulating within the area shall be provided. Where soil conditions allow, permeable or porous paving is encouraged to be used for parking stalls and overflow parking areas to infiltrate stormwater where appropriate. The use of structural soils or cells are encouraged in conjunction with permeable or porous paving and in paved areas surrounding landscaped islands, medians, and buffer strips to provide greater root space for shade trees. Parking areas not required by this ordinance and which are used only occasionally may be maintained in grass;

Amend subsection D, Landscaping, of § 200-6.5, Parking requirements, of the Zoning Ordinance by encouraging LID in parking lot landscaping.

D. Landscaping. Parking areas shall be screened and landscaped to minimize glare and reflection, to provide shading within parking lots, to capture, treat, and infiltrate stormwater on-site through Low Impact Development techniques, to provide noise buffers, to reduce the visual impact on adjacent residential property and public ways, and to prevent headlights from shining onto adjacent property.

(1) Perimeter landscaping:

(b) Low Impact Development stormwater management features such as swales, filter strips, and bioretention areas that capture, treat, and infiltrate runoff from the parking area are encouraged and may be located within the 10 foot setback. Vegetation planted within stormwater management features will count towards the required minimum planting of trees and shrubs.

~~(c)~~ All parking areas except those within the Central Commercial (CC) District shall be separated from the street line by a ten-foot landscaped buffer strip including shade trees (three-inch diameter caliper at a point 6 inches above the ground) planted every ~~forty~~ thirty (4030) feet on center and shrubs at least three (3) feet in height upon maturity. Visibility at ingress and egress shall not be impaired and shall have a triangle of clear sight as defined in ~ 200-2.1B.

~~(d)~~ Parking Areas within the Central Commercial (CC) District

ii. Low Impact Development stormwater management features such as swales, filter strips, and bioretention areas that capture, treat, and infiltrate runoff from the parking area are encouraged and may be located within the 5 foot

setback. Vegetation planted within stormwater management features will count towards the required minimum planting of trees and shrubs.

iiii. All parking areas within the Central Commercial (CC) District shall be separated from the street line by an ~~five-eight~~-foot landscaped buffer strip including shade trees (three-inch ~~diameter~~caliper at a point 6 inches above the ground) planted every ~~forty~~thirty (40/30) feet on center and shrubs not to exceed three (3) feet in height upon maturity. Curbing and/or wheel stops shall be required. Visibility at ingress and egress shall not be impaired and shall have a triangle of clear sight as defined in ~ 200-2.1B.

(e) To the maximum extent possible, trees and other plant materials should be native species. All trees must be listed on the Approved Tree Species List of Chapter 400 of the Greenfield Code. Shrubs, ground covers and perennials used below shade trees within parking lots should be of species able to withstand the harsh conditions and runoff of a parking lot. Any trees and shrubs that do not survive one year after planting shall be replaced in accordance with the requirements of this ordinance.

(2) Internal landscaping: All parking lots shall have internal landscaping as follows:

(a) Seven (7) to twenty (20) parking spaces shall have a minimum of five percent (5%) planted lot area;

(b) Greater than twenty (20) parking spaces shall have a minimum of ten percent (10%) planted lot area;

(c) One (1) shade tree (at least three-inch ~~diameter~~ caliper at a point 6 inches above the ground ~~evergreen or deciduous~~) shall be planted for every ten (10) parking spaces. All trees must be listed on the Approved Tree Species List of Chapter 400 of the Greenfield Code. Large canopy trees are preferred for internal landscaping to provide maximum shading. Preservation of existing trees is desirable and may be substituted for planted trees.

(d) Parking lots with distinct parking areas may be treated as separate parking lots if separated by at least ~~eight (8)~~five (5) feet in width of planted landscaped area. Internal landscaping shall be distributed throughout the lot for maximum shading and aesthetic improvement.

(e) Landscaped islands a minimum of eight (8) feet in width shall be used at the end of parking rows, and to break up rows of parking with 15 or more parking spaces in single or double bays. Each island shall incorporate at least one (1) shade tree, and should include LID stormwater management features to treat and infiltrate runoff from the parking lot when feasible.

(f) Landscaped median divider strips a minimum of eight (8) feet in width may be used in lieu of mid-row islands. Divider strips shall incorporate shade trees planted every twenty (20) feet on center, and should include LID stormwater management features to treat and infiltrate runoff from the parking lot when feasible. If a sidewalk is proposed

within the strip, the sidewalk may be placed in the center of the strip or to one side, and shall connect to public sidewalks, if applicable. The divider strip shall be increased in width by no less than four (4) feet to accommodate the sidewalk. Divider strips shall be capped on each end with a landscaped island meeting the requirements of §200-6.5D(2)(e) above.

(g) In parking lots with double-loaded parking rows exceeding forty (40) spaces, landscaped median divider strips a minimum of eight (8) feet in width shall be required every two (2) or fewer rows. Landscaped dividers shall be placed between double loaded rows of parking running the entire length of the rows and landscaped with plantings and shade trees planted every twenty (20) feet on center. LID stormwater management features to treat and infiltrate runoff from the parking lot should be incorporated when feasible. A sidewalk shall be provided in at least one landscaped median divider strip to create a pedestrian route from the parking lot to the building entrance. The sidewalk may be placed in the center of the strip or to one side, and shall connect to public sidewalks if applicable. The divider strip shall be increased in width by no less than four (4) feet to accommodate the sidewalk.

(e) To the maximum extent possible, trees and other plant materials shall be native species. Shrubs, ground covers and perennials used below shade trees within parking lots should be of species able to withstand the harsh conditions and runoff of a parking lot. Any trees and shrubs that do not survive one year after planting shall be replaced in accordance with the requirements of this ordinance.

Add a new subsection 3 to require a stormwater management and maintenance plan for parking areas.

- (3) Stormwater Management Inspection and Maintenance Plan: An Inspection and Maintenance Plan for parking lot stormwater management features shall be submitted to the Planning Board that conforms to the standards for Inspection and Maintenance Plans detailed in Chapter 381 §9 of the Greenfield Code.

Amend § 200-6.11, Driveways and entrances, by adding the following new subsection C(10), Design requirements:

C. Design requirements.

- (10) Encourage the use of pervious material for residential driveways – porous pavers, paving stones, porous asphalt, etc. – and the use of a “two-track” design.

Remove the requirement that applicants show the potential for groundwater pollution is no greater than would be expected for a conventional development by eliminating subsection D(4)(b) of §200-7.1 and renumbering the subsequent sections. By design an Open space/cluster development should have fewer impacts than a conventional subdivision.

- (4) Additional submittal requirements:

(a) The number of dwelling units and lots which could be constructed under this ordinance by means of a conventional development plan without open space/cluster approval;

(b) ~~Impact of the development on groundwater recharge, surface and groundwater pollution, and measures to prevent pollution and decrease of groundwater recharge;~~

Reference the local wetlands ordinance in Section F. Criteria for Approval, of § 200-8.3. Special permits.

- (4) The proposed project shall not increase erosion, flooding, or sedimentation either on-site or on neighboring properties and shall be consistent with the Massachusetts Wetlands Protection Act (MGL c. 131, ~ 40) and Chapter 423 of the Greenfield Code;

Amend § 200-8.4, Site plan review and approval, by adding LID to subsection E(7), Approval guidelines.

- (7) Provisions for surface runoff and drainage which protects the site and adjacent properties from erosion, maximizes groundwater recharge through Low Impact Development (LID) stormwater techniques, and prevents the collection of surface runoff on paved surfaces which may obstruct pedestrian or vehicular flow;