



William F. Martin
Mayor

City known as the Town of **GREENFIELD, MASSACHUSETTS**

PLANNING BOARD

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

Members:

Twarog, Eric
Director, Planning & Dev.

Desorgher, Virginia (2016)
Moscaritolo, David (2016)
Pottern, Jamie (2016)
Roberts, Charles (2017)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD Minutes of November 5, 2015

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:00 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternates David Moscaritolo and Charles Roberts

ALSO PRESENT: James McHugh (owner 375 Barton Road), Anthony Woneski of SVE Associates, Lisa Appleton (hopeful purchaser of property west of #375 Barton Road); and Sean & Robin King

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 3:2:0 (Smith & Touloumtzis abstained) to approve the meeting minutes of October 15, 2015.

Public Hearing:

- a. 7:00 p.m.: (Continued from October 15, 2015) Application of James P. McHugh for property located at 375 Barton Road (Assessor's Map R19, Lot 16B), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.11(D) and 200-8.3 of the Zoning Ordinance in order to allow a Common Driveway to serve three (3) residential lots at this location.

Tony Woneski presented the plan. He emphasized that having the common driveway for the three properties helps to reduce additional disturbance to the land and will also avoid detrimental impact to water quality due to run off. He added that the widened driveway will allow the Fire Department to get much closer to the houses. Tony also initiated, with reference to the memo from the Director of the Director of Planning and Development, that they are fine with increasing the overall width to twenty feet from their initially propose eighteen feet. The Board asked some questions about the grade. It was noted that the Fire Dept. did not express concern in their memo about it being a concern for emergency vehicles. A Board member questioned what would happen if heavy run off started to result in some unevenness between the paved and gravel surfaces. James McHugh responded that he would monitor and repair this as necessary; he and Tony Woneski further stated that if this issue



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became too much of a problem, they could pave the entire steep section. Board members inquired about the location of the closest fire hydrant. Tony Wonseski showed a map identifying them, stated that the nearest one is 550 feet away. James McHugh stated that when he came before the Planning Board in 2012 seeking a permit to create the two adjacent lots, a number of his neighbors expressed concern about extra driveways and line-of-sight issues, and he recalls that some members of the Planning Board suggested that one option would be a common driveway. James McHugh also said he was told that the municipality usually takes care of the hydrant if it's required.

MOTION: Moved by Pottern, seconded by Smith, and voted 5:0 to close the public hearing at 7:39 p.m.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the application of James P. McHugh for property located at 375 Barton Road (Assessor's Map R19, Lot 16B), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.11(D) and 200-8.3 of the Zoning Ordinance in order to allow a Common Driveway to serve three (3) residential lots at this location with the following conditions:

- 1) The submitted plan shall be revised to show a width of 20 feet by adding 5 foot gravel shoulders;
- 2) The Applicant shall submit 3 sets of revised plans to Department of Planning & Development within 30 days of approval;
- 3) A fire hydrant shall be added by the Town of Greenfield to meet the requirements.

ZBA Recommendations:

- a. Application of Sean & Robin King for property located at 330 Chapman Street (Assessor's Map 97, Lot 31), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C17), 200-6.5(A6), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a private club or membership organization (King's Gym) at this location.

Discussion of parking standards -- noted that we don't have relevant standards in our zoning code. The Board had no issues with this request.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the Application of Sean & Robin King for property located at 330 Chapman Street (Assessor's Map 97, Lot 31), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C17), 200-6.5(A6), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a private club or membership organization (King's Gym) at this location.



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Action Items:

- a. Request for Extension of the Special Permit for a Flag Lot and Common Driveway at 55 Leyden Road.

The Board had no issues with this request.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to approve the request for extension of the Special Permit for a Flag Lot and Common Driveway at 55 Leyden Road.

Discussion Item:

The Board discussed moving forward again with the proposed Accessory Dwelling Unit (ADU) ordinance. Suggested we review the language to see if we want to keep as-is or make any adjustments. Suggested we plan to do some public *education* prior to doing any public *hearings*. Agreement we should develop some visual aids to help clearly demonstrate, for those who are not familiar with already-existing set-back regulations, where an ADU *could* go and where it *couldn't* go. It was also pointed out that there had been some interest expressed at the Senior Center during the first ADU roll-out. This is a sub-population for whom this model can be particularly relevant -- we should keep in mind to have some daytime presentations there.

Adjournment:

MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 8:14 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk
Greenfield Planning Board