



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 December 3, 2015

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Chairperson at 7:08 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; George Touloumtzis, Clerk; and Alternate Charles Roberts

ALSO PRESENT: Eric Twarog, Director of Planning and Development

ABSENT: Jamie Pottern and Alternate David Moscaritolo

Approval of Minutes:

Director Twarog asked the Board to review and approve the November 5, 2015 meeting minutes at the December 17, 2015 meeting of the Board. The Board agreed.

Wedegartner moved to the board and staff reports item on the agenda. Wedegartner mentioned that she has found the site plan checklist that she previously referred to and is currently working on a new draft of the checklist. Once the draft is complete, she will forward it to the Board for its review and comment.

Wedegartner stated to the Board that their attorney on the appeal of the “big box” store, David Martel, will be retiring on December 31, 2015. He has assigned this case to another attorney in the firm so the Board will have representation as the appeal continues to move forward.

Wedegartner notified the Board of a bus that will be bringing people to Boston for the Massachusetts Supreme Judicial Court hearing on the appeal of the “big box” store to be held on January 7, 2016. Isaac Mass of the Town Council arranged for this bus to take folks to Boston for the hearing.

Desorgher inquired about the Approval Not Required (ANR) Plan for 777 Lampblack Road that she saw when coming in for this meeting. Wedegartner explained the ANR approval process to the new members. The Board discussed the practice of the Chair signing ANR Plans on behalf of the full Board. The Board reached consensus to add this as a discussion item at the December 17, 2015 meeting of the Planning Board.

Discussion Item:



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a. Next Steps to Reintroduce the Proposed Accessory Dwelling Unit (ADU) Ordinance.

Wedegartner handed out a flyer from the City of Redwood City, CA announcing a public informational meeting on ADUs which she thought could be used as an example for any flyer that the Board puts together for its public informational meeting on ADUs. Director Twarog handed out copies of the article on ADUs that Wedegartner previously e-mailed to the Board members.

Wedegartner stated that the next step for the Board is to move forward with an educational/outreach effort and hold a public informational meeting on ADUs. Desorgher mentioned to the Board that Hope Macary of the Council on Aging (COA) is very interested in the proposed ADU ordinance because of its relevance to senior citizens. She stated that the Board could partner with the COA as it reintroduces the proposed ADU ordinance. Desorgher stated to the Board that the statistics that she put together on ADUs from calling neighboring towns will be put into electronic format for the Board that could be used for the public informational meeting. Roberts inquired on the impetus of drafting the ADU ordinance. The Board responded that it is in the new sustainable master plan. Roberts stated that this should be highlighted during the public informational meeting so that people understand why the ADU ordinance was written. The Board continued to discuss the format of the public informational meeting. Wedegartner stated that there is no rush on this and that the public informational meeting could be held as far out as March/April 2016.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 9:10 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development