



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 January 7, 2016**

**Department of Planning and Development**  
**114 Main Street, Greenfield**

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

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

**ALSO PRESENT:** Aviva Luttrell of the Greenfield Recorder; Rayomand Bhumgara, President of Sustainable Strategies 2050; and Donna Girad and Constant Poholek, property owners of the Meadows Golf Course.

**ABSENT:** Charles Roberts, Alternate

Approval of Minutes:

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:1:0 (Smith abstained) to approve the meeting minutes of December 17, 2015.

Discussion Items:

- a. Discussion of a potential zoning amendment to allow large-scale ground-mounted solar PV within the Urban Residential (RA) Zoning District.

The following project proponents were present: Rayomand Bhumgara, President of Sustainable Strategies 2050; Donna Girad and Constant Poholek, property owners of the Meadows Golf Course. The owners stated that they are trying to return the property back to a golf course but that the sport in general is in decline. They stated several factor to the Board that are contributing to this. In order to revive the gold use, it needs to be family oriented. The owners stated that they would like to have a driving range, pitch and putt, miniature golf, and boating and kayaking activities. The owners would like to incorporate renewable energy in the form of a solar array system on about 12-13 acres of the property. They are proposing a two (2) megawatt system and would seek a waiver of the ten (10) acre area limit. After lengthy discussion, the Board reached consensus that it would lean more toward a re-zoning of all or a portion of the property to General Commercial (GC) rather than amending the



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Zoning Ordinance to allow large-scale ground-mounted solar PV within the Urban Residential (RA) Zoning District.

- b. Discussion of whether to bring Approval Not Required Plans before the full Planning Board.

Wedegartner stated that the current process works well and that requiring ANRs to go before the full Board will increase the Board's workload. Smith stated that she doesn't recall the current process being an issue and thinks that the current process is a perfectly legal thing to do. Moscaritolo stated the current process is a process that's working and that he trusts the Chair to handle these. Desorgher stated that she is comfortable with the current process. Touloumtzis questioned the legality of not having the full Board hear ANRs. The Board reached consensus to seek a legal opinion from Town Counsel on the matter.

ZBA Recommendations:

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

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

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

The Board had no issues with this request.

**MOTION:** Moved by Smith, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Franklin County Community Development Corporation for property located at 324 Wells Street (Assessor's Map 98, Lot 33), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance



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**in order to allow the change, extension or alteration of a legal nonconforming use at this location.**

Board and Staff Reports:

Wedegartner gave an update about the MA Supreme Judicial Court (SJC) process relative to the appeal of the approved retail store off French King Highway. The SJC decision is due within 120 days.

Adjournment:

**MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 8:46 p.m.**

Respectfully Submitted,

George Touloumtzis, Clerk  
Greenfield Planning Board