



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 February 4, 2016**

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

The meeting was called to order by the Chairperson at 7:01 p.m.

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

**ALSO PRESENT:** Aviva Luttrell of the Greenfield Recorder and Vern Sund, Town Councilor

**ABSENT:** Virginia Desorgher and Alternate Charles Roberts

Approval of Minutes:

**MOTION:** Moved by Smith, seconded by Pottern, and voted 5: 0 to approve the meeting minutes of January 21, 2016.

Discussion Items:

a. Review of the Proposed Accessory Dwelling Unit Ordinance.

Wedegartner recommended that the Board hold off review of the draft language of the proposed ADU Ordinance until after the two public informational meetings after which the Board could incorporate such input, as well as the feedback from last year's joint public hearing with the EDC. The latter information can be found in the minutes of that meeting. Smith has additional suggested revisions that she will share with the Board. Wedegartner coordinated with the Director of the Council on Aging, Hope Macary, to have an early afternoon session at the Senior Center on March 17, 2016 from 1:30 – 2:30 p.m. The Board reached consensus to do an evening session at the Department of Planning and Development on the same day starting at 7:00 p.m. The regular Board meeting will start AT 6:30 p.m. that day. The Board reviewed the slide presentation prepared by Wedegartner. The handout for these public informational sessions will include diagrams of setbacks. The Board posed the following question for Director Twarog: Could you put a detached ADU in a grandfathered nonconforming garage?

b. Further Discussion of whether to bring Approval Not Required (ANR) Plans before the full Planning Board.



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Wedegartner stated that the legal opinion from Town Counsel is clear that the full board needs to vote on all ANR plans. Smith asked if authorization to designate those to certify or endorse such plans on behalf of the Board should be done.

**MOTION: Moved by Smith, seconded by Pottern, and voted 5:0 for all ANR plans to be brought before the full Planning Board to be reviewed and voted on, and after such vote, the Chair or Vice-chair are authorized to endorse approved ANR plans on behalf of the full Board.**

Board and Staff Reports:

LID Working Group – The first meeting of the LID Working Group has been set up for Wednesday, February 10, 2016 at 2:00 p.m.

Adjournment:

**MOTION: Moved by Moscaritolo, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 8:00 p.m.**

Respectfully Submitted,

George Touloumtzis, Clerk  
Greenfield Planning Board