



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 April 7, 2016**

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

The meeting was called to order by the Chairperson at 7:02 p.m.

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternate Charles Roberts

**ABSENT:** Linda Smith, Vice-chair and Alternate David Moscaritolo

Wedegartner moved Charles Roberts into voting role.

Approval of Minutes:

**MOTION:** Moved by Pottern, seconded by Touloumtzis, and voted 4:1: 0 (Desorgher abstained) to approve the meeting minutes of March 17, 2016.

ZBA Recommendations:

- a. Application of Steven B. Finer for property located at 38 Grinnell Street (Assessor's Map 27, Lot 1), which is located in the Urban Residential (RA) 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 property that doesn't meet the current frontage or side yard setback requirements at this location. The applicant is proposing a one-story addition to the single family home.

The Board noted that the layout drawing of the proposed addition shows an office not a bedroom with a closet as noted on the special permit application form. The Board had no issues with this request.

**MOTION:** Moved by Desorgher, seconded by Roberts, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Steven B. Finer for property located at 38 Grinnell Street (Assessor's Map 27, Lot 1), which is located in the Urban Residential (RA) 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 property that doesn't meet the



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**current frontage or side yard setback requirements at this location. The applicant is proposing a one-story addition to the single family home.**

Discussion Items:

a. Review of Draft Language of the Proposed Accessory Dwelling Unit Ordinance.

The Board discussed the issue of non-conforming structures located near property lines. The Board proposed the following draft language to Section C of the Accessory Dwelling Unit Ordinance:

“C (4) Any non-conforming attached or detached ADU is subject to a Special Permit from the Planning Board.”

The Board discussed whether this would require a change to Section 200-6.1(C1) of the Zoning Ordinance and the importance of communicating with the ZBA about this proposed language. The Board reached consensus on the following changes to the draft language:

- Eliminate the paragraph after Section D. Accessory Dwelling Unit Standards;
- Add the words “for the Accessory Dwelling Unit” after the words “original permit” in Section D (6);
- Add the words “to the appropriate permitting authority” after the words “notarized letter” in Section D (10);
- Capitalize “special permit” in Section D (14).

Adjournment:

**MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 8:29 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning & Development