



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 (2019)  
Moscaritolo, David (2019)  
Pottern, Jamie (2018)  
Roberts, Charles (2017)  
Smith, Linda (2019)  
Touloumtzis, George (2018)  
Wedegartner, Roxann (2017)

**GREENFIELD PLANNING BOARD**  
**Minutes of July 12, 2016**

**Library LeVanway Meeting Room**  
**402 Main Street, Greenfield**

The meeting was called to order by the Economic Development Committee (EDC) Chairperson at 6:02 p.m.

**EDC MEMBERS PRESENT:** Councilor Penny Ricketts; Councilor William Childs; Councilor Daniel Leonovich; and Councilor Wanda Muzyka-Pyfrom

**EDC MEMBERS ABSENT:** Councilor Verne Sund

The meeting was called to order by the Planning Board Chairperson at 6:03 p.m.

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Virginia Desorgher; George Touloumtzis, Clerk; and Alternates David Moscaritolo and Charles Roberts

**PB MEMBERS ABSENT:** Linda Smith, Vice-chair and Jamie Pottern

**ALSO PRESENT:** Eric Twarog, Director of Planning & Development; Aviva Latrell of the Greenfield Recorder; and 22 News

Wedegartner announced that the meeting was being recorded and asked if anyone else was recording the meeting other than 22 News. No one responded.

Joint Public Hearing:

- a. **6:00 p.m.:** Joint Public Hearing with the EDC - Zoning Amendment – Proposed new Ordinance on Accessory Dwelling Units.

Councilor Ricketts read the public hearing notice into the record.

Public Input

Wedegartner read a letter submitted by Ms. Marilyn Berthelette in favor of the proposed ordinance into the record. Wedegartner summarized a letter from Albert Norman titled “Testimony Regarding Proposed Accessory Dwelling Unit Ordinance in Greenfield Submitted by Al Norman, 21 Grinnell



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St., Greenfield For the July 12, 2016 Public Hearing” for the audience. These letters are hereby made a part of these meeting minutes.

#### David Singer, 41 Grinnell Street

Mr. Singer inquired on whether Mr. Norman also had opinions to share in his letter. Wedegartner responded yes and summarized Mr. Norman’s opinions. Mr. Singer stated that he generally supports the proposed ordinance particularly ADU’s within the primary structure but that he had some concerns about specific language and provisions of the proposed ordinance. Mr. Singer suggested that if another section of the Zoning Ordinance applies to ADU’s, that the relevant section(s) be referenced within the ADU Ordinance. He recommends an additional section to the proposed ordinance on non-conforming structures, specifically criteria to protect neighboring properties. Mr. Singer stated that he is against the Planning Board acting as the Special Permit Granting Authority (SPGA) for this proposed ordinance. He suggested more specific language in Section D(4) and is against Section G(5). He expressed concerns about enforcement of the ordinance.

#### Edward Evans, 61 Pleasant Street

He spoke in support of the proposed ordinance particularly detached units. He supports increased density in the downtown area.

#### Sandra Thomas, 38 Orchard Street

Ms. Thomas expressed reservations and concerns about the proposed ordinance. She expressed concerns about the selling off of ADU’s and their use by AirBNB. She expressed concerns about Section D(3) which would allow the owner to live in the ADU and rent out the primary residence. She questioned how many people could live in the primary residence under this scenario. She asked how long someone could be away before violating the proposed ordinance. She expressed concerns about enforcement of the ordinance. She inquired on whether there are architectural drawings that would be used to guide the construction of ADU’s. Ms. Thomas was in general support of ADU’s within the single family home but was against detached ADU’s.

#### Joan Jackson, 2 Chestnut Hill, Greenfield

Ms. Jackson spoke against the proposed ordinance. She stated that it would decrease open space within neighborhoods and increase parking areas. She stated that the Town of Hadley recently voted down such an ordinance. She inquired on the difference between a bedroom and a multi-purpose living area.

#### Mitch Speight, 2 Chestnut Hill, Greenfield

Mr. Speight spoke against the proposed ordinance. He inquired on the driving force behind the drafting of the proposed ordinance. He referenced a study that shows that property values decrease when ADU’s are constructed.



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#### Amy Moscaritolo, 43 Country Club Road

Ms. Moscaritolo spoke in support of the proposed ordinance. She stated that she was on the Master Plan Advisory Committee and that the committee discussed ADU's in great detail. She clarified for the audience that the Town of Hadley voted down an ordinance on tiny houses, not ADU's.

#### Mark Bergeron, 128 Conway Street

Mr. Bergeron spoke in favor of the proposed ordinance. He stated that he is in the process of renovating an old carriage house under current laws which requires a connector between the primary residence and the living unit in the renovated carriage house. The proposed ADU Ordinance would have made this a better project as there would have been no need for the connector allowing for more open space.

#### Patricia Marcus, 171 High Street

Ms. Marcus expressed concerns about specific sections of the proposed ordinance. She suggested that the language in Section A(1) be looked at for consistency with the definitions within the ordinance. She stated that the stretch code should be mentioned in the proposed ordinance to give people a realistic view on costs for an ADU. She agreed with Mr. Singer on his comments relative to the SPGA. She expressed concerns about enforcement of the ordinance and that the proposed ordinance has the potential to change the character of existing neighborhoods. She expressed concerns about the approved Senate Bill sets a cap of five (5) percent of the total non-seasonal housing stock within a community. She supports ADU's within the single family home but is against detached ADU's unless the language includes more standards and control.

Wedegartner clarified comments made that the proposed ordinance is unenforceable by the Inspector of Buildings. Director Twarog stated that a provision in an earlier version of the proposed ordinance was identified as unenforceable by the Inspector of Buildings. That section has since been removed from the proposed ordinance. Director Twarog stated that the current version of the proposed ordinance is enforceable by the Inspector of Buildings.

#### Shenandoah Sluter, 61 Pleasant Street

Ms. Evans spoke in favor of the proposed ordinance. She stated that it allows families to support each other and to stay together.

#### Tristan Evans, 61 Pleasant Street

Mr. Evans spoke in favor of the proposed ordinance. He stated that it is not about a housing shortage but about changing demographics in Greenfield and the region. He expressed some concern about specific language that needs to be addressed.



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Daria Fisk, 11 Park Street

Ms. Fiske spoke in favor of the proposed ordinance. She stated that this ordinance would allow people to get some income in order to maintain their properties.

Mark Maloni, 34 James Street

Mr. Maloni spoke in favor of the proposed ordinance. Mr. Maloni stated that the proposed ordinance does not take away from existing ordinances designed to protect neighborhoods, it only adds to them. He stated that all the issues brought forth at this public hearing are issued that exist today without the proposed ADU ordinance. He asked for clarification on two-family homes already allowed versus an ADU. Wedegartner responded that the proposed ADU ordinance would require that the owner live either in the primary residence or the ADU while the current zoning does not require that. Director Twarog responded that in addition, the minimum lot area within the Urban Residential zoning district for a two-family home is 10,000 square feet. The proposed ADU ordinance would allow ADU's on lots of 8,000 square feet which is the minimum lot area for a single family home.

Director Twarog clarified for the audience that the proposed ADU ordinance is the same as the Senate bill that recently passed in that it would only require one additional parking space for an ADU.

**MOTION: Moved by Desorgher, seconded by Moscaritolo, and voted 5:0 to close the public hearing at 7:30 p.m.**

Adjournment:

**MOTION: Moved by Desorgher, seconded by Moscaritolo, and voted 5:0 to adjourn the Planning Board meeting at 7:30 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development