



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 August 4, 2016

Department of Planning and Development
114 Main Street, Greenfield

Site Visit:

- a. Site Visit at McHard Acres Subdivision off of Country Club Road at 6:30 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Virginia Desorgher; Jamie Pottern; and Alternates David Moscaritolo and Charles Roberts

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Kris Warner, Developer; Mark P. Reed, Director of Engineering from Heritage Surveys, Inc.; and members of the public

Mr. Reed reviewed the work done for Phase II of the McHard Acres Subdivision and current top of slope as a result of that work with the Board members.

The meeting was called to order by the Planning Board Chairperson at 7:12 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Virginia Desorgher; Jamie Pottern; and Alternates David Moscaritolo and Charles Roberts

ABSENT: Linda Smith, Vice-chair and George Touloumtzis, Clerk

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Kris Warner, Developer; Mark P. Reed, Director of Engineering from Heritage Surveys, Inc.; and members of the public

Public Hearing:

- a. 7:00 p.m.: Application of Kris Warner for a Modification of the approved McHard Acres Definitive Subdivision Plan located off of Country Club Road in Greenfield.

Wedegartner opened the public hearing at 7:13 p.m. Wedegartner moved Alternates David Moscaritolo and Charles Roberts up as voting members. Wedegartner read the public hearing notice for the record and explained the public hearing process to the audience. Wedegartner announced that the meeting is being recorded and asked if any other persons present are doing the same. No one



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responded. Mark P. Reed of Heritage Surveys, Inc. reviewed the Applicant's request with the Board. The Board asked Director Twarog if the work done is in violation of the March 3, 2005 definitive subdivision approval. Director Twarog responded yes and reviewed the violation with the Board.

Wedegartner opened the public hearing for public comment.

Cathy Gouch, 12 Brookside Avenue, Greenfield

Ms. Gouch spoke against the request.

Charlie Conant, 22A Brookside Avenue, Greenfield

Mr. Conant spoke against the request. Mr. Conant submitted written comments which are hereby made a part of these meeting minutes.

Michael Powers, 10 Brookside Avenue, Greenfield

Mr. Powers spoke against the request.

Nola G. Snyder, 140 Barton Road, Greenfield

Ms. Snyder spoke against the request.

Jim Thompson, 14 Brookside Avenue, Greenfield

Mr. Thompson spoke against the request.

The Board discussed and asked questions of the Developer Mr. Warner and Mr. Reed relative to abutter concerns. The Board discussed options to mitigate negative impacts to abutters.

MOTION: Moved by Pottern, seconded by Roberts, and voted 4:1 (Desorgher voted against) to deny the application of Kris Warner for a modification of the approved McHard Acres Definitive Subdivision Plan located off of Country Club Road in Greenfield, and further that the Applicant shall as a result of the violation of Condition #2 of the March 3, 2005 definitive subdivision plan approval decision of McHard Acres do the following:

1. The Applicant shall restore the top of slope for lots 17 and 18 to the half-way point between the 2005 top of slope and the 2016 top of slope (splitting the difference between the 2005 top of slope and the 2016 top of slope);
2. The Applicant shall maintain a 3:1 slope;
3. The Applicant shall prepare a Planting and Landscaping Plan showing the proposed location of trees to be planted as required by this decision to be approved by the Planning Board;
4. The Applicant shall prepare a final grading plan to include top of slope erosion control measures to be approved by the Planning Board;
5. The Applicant shall prepare an as-built topographic plan once all corrective measures have been completed to be approved by the Planning Board; and



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6. **Any further modifications to the approved definitive subdivision plan of McHard Acres dated March 3, 2005 and amended by the Greenfield Planning Board on August 4, 2016 must be approved by the Greenfield Planning Board prior to work being done.**

Action Items:

- a. Planning Board Recommendation to the Town Council on the Proposed Accessory Dwelling Unit Ordinance.

The Board discussed the comments made at the July 12, 2016 joint public hearing with the Economic Development Committee of the Town Council. The Board made minor revisions to the proposed Accessory Dwelling Unit ordinance.

MOTION: Moved by Moscaritolo, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the Town Council on the proposed Accessory Dwelling Unit Ordinance as amended August 4, 2016.

Adjournment:

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

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development