



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 18, 2016**

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

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

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

**ABSENT:** Alternate Charles Roberts

**ALSO PRESENT:** Kris Warner, developer of McHard Acres Subdivision.

Wedegartner moved Alternate David Moscaritolo up as a voting member for the purpose of the meeting minutes.

Approval of Minutes:

**MOTION:** Moved by Touloumtzis, seconded by Moscaritolo, and voted 4:0:1 (Pottern abstained) to approve the meeting minutes of July 7, 2016.

**MOTION:** Moved by Touloumtzis, seconded by Desorgher, and voted 3:0:2 (Smith & Pottern abstained) to approve the meeting minutes of July 12, 2016.

**MOTION:** Moved by Desorgher, seconded by Moscaritolo, and voted 4:0 to approve the meeting minutes of August 4, 2016.

ZBA Recommendations:

- a. Application of Raymond Harris & Amy Huff Harris for property located at 159 Chapman Street (Assessor's Map 69, Lot 37), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to erect a fence within thirty (30) inches to the public sidewalk at this location.

Desorgher was sympathetic to safety concerns. Smith noticed that the house next door had a raised concrete barrier near the sidewalk. Wedegartner and Smith stated that they would hate to lose the tree canopy. Moscaritolo noticed that other housing on the same street have fences that seem closer than



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30 inches to the sidewalk. Touloumtzis appreciates the safety concerns as well as the preservation of the tree canopy, which is a public good noted in the Master Plan. The hedge provides no such community value and its elimination could facilitate moving the fence slightly back from the sidewalk.

**MOTION:** Moved by Desorgher, seconded by Smith, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Raymond Harris & Amy Huff Harris for property located at 159 Chapman Street (Assessor's Map 69, Lot 37), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to erect a fence within thirty (30) inches to the public sidewalk at this location.

Action Items:

- a. Application Reconsideration Vote on the application of Kris Warner for a Modification of the approved McHard Acres Definitive Subdivision Plan located off of Country Club Road in Greenfield.

Wedegartner explained that those present who could participate are herself, Desorgher, Pottern, and Moscaritolo. Wedegartner explained that the reconsideration was triggered by some doubts of David Moscaritolo which Wedegartner shared regarding condition #1 of the original vote that took place on August 4, 2016. The Board had a long discussion on the background. The Board reviewed the survey plans of the current and 2005 top of slope conditions with Mr. Warner.

**MOTION:** Moved by Moscaritolo, seconded by Desorgher, and voted 4:0 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 to fifty (50) feet for lot 17 starting at the westerly property line of Power and Gouch to lot 18 to the end of the westerly property line between Gouch and Thompson/Gauvin. Further, an exception shall be made to the fifty (50) feet on lot 17 to maintain the forty-two (42) feet between Downer and Smith to not uncover a pre-existing large deep hole;
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;



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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**
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 18, 2016 must be approved by the Greenfield Planning Board prior to work being done.**

- b. Application for Approval Not Required (ANR) of the Town of Greenfield for lots located on Deerfield Street (Parcels 24-38, 24-39, 24-40, 24-41, and 28-8).

**MOTION:** Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the application for Approval Not Required (ANR) of the Town of Greenfield for lots located on Deerfield Street (Parcels 24-38, 24-39, 24-40, 24-41, and 28-8).

**MOTION:** Moved by Smith, seconded by Pottern, and voted 5:0 to allow the Chair to sign the Approval Not Required (ANR) Plan on behalf of the full Board.

Adjournment:

**MOTION:** Moved by Desorgher, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 9:40 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk  
Greenfield Planning Board