



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 December 15, 2016

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:06 p.m.

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

ALSO PRESENT: Eric Twarog, Director of Planning and Development, Aviva Luttrell of the Greenfield Recorder, and members of the public

ABSENT: Alternate David Moscaritolo

Approval of Minutes:

Smith requested that the approval of the November 17, 2016 meeting minutes be postponed to the January 5, 2016 Planning Board meeting to give more time to review them. The Board agreed.

Site Plan Review

- a. Continued from October 6, 2016: Application of Jim's Tree Service, Inc. for property located at 275 Wells Street (Assessor's Map 88, Lot 23), which is located in the General Industry (GI) Zoning District, for site plan review and approval pursuant to Sections 200-4.11(B14) and 200-8.4 of the Zoning Ordinance in order to allow the operation of a tree service facility at this location.

The following project proponents were present: Applicants James and Denise Elwell; and Attorney Scott Cote. Attorney Cote handed out a revised site plan to the Board and explained the revisions to the Board. Attorney Cote also handed out a letter from the residential abutter to the north, Laura Funari, who rents the property from the Elwells. The letter states that she is opposed to the installation of a screening fence as she uses this area. Desorgher passed out photos of 275 Wells Street and abutting properties. Pottern inquired about the sound assessment of the property that was requested by the Board. Attorney Cote stated that they reached out to about 20 sound engineers to perform the assessment but only got a response back from one. This individual stated that the ordinance language in Greenfield's Zoning Ordinance relative to sound is general in nature and identical to many other communities. Because of its lack of specificity, he recommended against a sound assessment. In order to do a proper sound assessment, a four-season time frame would need to



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be used which would be cost prohibitive. Attorney Cote stated that they acknowledge that noise is an issue and suggested to the Board that they limit the chipping/splitting operations to no more than 8-10 hours per week at 1 ½ - 2 hours per day not to include Sundays. Attorney Cote stated that they have kept a log since September of this year and that chipping occurred less than 28 days during that time. He stated that 90 percent of the chipping occurs off-site. The Board discussed potential days/hours for the chipping/splitting operations of the business. The Board discussed truck start-up times and related noise issues.

- MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:1:0 (Touloumtzis abstained) to approve the application of Jim's Tree Service, Inc. for property located at 275 Wells Street (Assessor's Map 88, Lot 23), which is located in the General Industry (GI) Zoning District, for site plan review and approval pursuant to Sections 200-4.11(B14) and 200-8.4 of the Zoning Ordinance in order to allow the operation of a tree service facility at this location with the following conditions:
1. The business days of operation shall be Monday through Friday; and
 2. The chipping/splitting operations shall be to no more than 1 ½ hours per day between the hours of 1:00 – 4:00 p.m. not to include Saturdays or Sundays.

Action Item:

- a. Request for Extension of Special Permit for Flag Lot and Common Driveway at 55 Leyden Road, Greenfield, MA

MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to approve the request for extension of the special permit for a Flag Lot and Common Driveway at 55 Leyden Road. The special permit has been extended to December 31, 2017.

Discussion Items:

- a. Proposed re-zoning of the Corridor Overlay District.

Wedegartner explained to the Board that since the public hearing has been continued to January 5, 2017, the Board cannot forward a recommendation to the Town Council until after the close of the public hearing. Wedegartner stated that the process to initiate the proposed zoning amendment was properly followed. Wedegartner stated that in speaking with Councilor Isaac Mass, the proposed amendment was initiated because it is his belief that there are limited commercial opportunities in Greenfield.

- b. Proposed housekeeping zoning amendments for the Town Council to initiate the Zoning Amendment process.



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Director Twarog reviewed the proposed zoning amendments with the Board. The Board reached consensus to continue the review of the proposed housekeeping zoning amendments to January 5, 2017.

Pottern requested that the Planning Board members receive town e-mails like the Town Council members have. Director Twarog stated that he would look into this for the Board.

Adjournment:

MOTION: Moved by Smith, seconded by Touloumtzis, and voted 4:0 to adjourn the Planning Board meeting at 9:20 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development