



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 January 19, 2017**

### **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; George Touloumtzis, Clerk; and Alternate Charles Roberts

**ALSO PRESENT:** Aviva Luttrell of the Greenfield Recorder, and members of the public

**ABSENT:** Jamie Pottern and Alternate David Moscaritolo

#### Approval of Minutes:

**MOTION:** Moved by Desorgher, seconded by Smith, and voted 4:0:1 (Touloumtzis abstained) to approve the meeting minutes of January 5, 2017 as amended.

#### Site Plan Review

- a. Application of Marcel Sander for property located at 367-369 Federal Street (Assessor's Map 105, Lot 7), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8 (B9) and 200-8.4 of the Zoning Ordinance in order to allow a Car Quest retail store at this location.

The following project proponents were present: Marcel Sander, Property Owner; John Lamoureux, Car Quest Owner; and Jamie Porcello, Car Quest General Manager. The project proponents reviewed the proposed site plan with the Board. Snow storage area has been identified on the plan beyond the back of the parking area to the left of the enclosed chain link fence area. Gas tanks are to the right side of enclosed chain link fence area. Seven (7) additional lighting units are being added to the exterior of the building. The Board discussed putting arrows on the blacktop to indicate that it is allowable to exit via Euclid Avenue.

**MOTION:** Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the application of Marcel Sander for property located at 367-369 Federal Street (Assessor's Map 105, Lot 7), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8 (B9) and 200-8.4 of the



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#### **Zoning Ordinance in order to allow a Car Quest retail store at this location with the following conditions:**

- 1. The submitted site shall be revised to show snow storage location(s), it is recommended that snow be stored on the western portion of the property and not adjacent to #10 Grant Street due to the elevation difference between these properties;**
- 2. The seven (7) proposed parking spaces within the gated chain link fence area shall be designated as employee parking on the site plan;**
- 3. No deliveries shall be made to the store past 9:00 p.m.;**
- 4. All exterior lighting shall be dimmed or turned off by 9:30 pm.;**
- 5. Delivery vehicles shall meet the same requirements as the Dollar General store with regard to traffic flow through the site;**
- 6. The Applicant shall submit four (4) set of the revised plan set to the Department of Planning and Development within 21 days of approval**
- 7. All exterior lighting shall be shielded downcast LED lighting to include the existing pole lighting; and**
- 8. The landscaping requirements of the previous approval for the Dollar General store shall be completed along with a general cleanup of that area.**

#### Discussion Items:

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

The Board discussed the proposed housekeeping zoning amendments and reached consensus on the following:

Amendment #1: The Board suggested adding the word “any” to the last sentence so that it reads “... or any adult male poultry..”

Amendments # 2-7: No issues.

Amendment #8: The Board needed further clarification about rationale and consistency of language in sections for other districts (e.g. General Commercial).

Amendment #9: The Board needed further clarification about rationale of proposed amendments.

Map Amendment #1: The Board reached consensus that for the sake of transparency, the Board will contact the owners of the property where the zoning would change and invite them to offer their perspective on the proposed change in person or in writing on February 2, 2017.



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Action Items:

- a. Planning Board vote on proposed housekeeping zoning amendments for the Town Council to initiate the Zoning Amendment process.

**MOTION:** Moved by Desorgher, seconded by Roberts, and voted 5:0 to forward proposed zoning amendments 1-7 as amended to the Town Council to initiate the zoning amendment process.

Wedegartner announced to the Board that another joint public hearing with the EDC on the proposed amendments to the Corridor Overlay District will be held on February 16, 2017 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street.

Wedegartner reported to the Board that the ADU suit is on “fast track” in Superior Court, it is targeted for resolution by December 2018.

Adjournment:

**MOTION:** Moved by Roberts, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 9:09 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk  
Greenfield Planning Board