



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 March 2, 2017

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 6:05 p.m.

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

ABSENT: Linda Smith, Vice-chair

TOWN COUNCIL

MEMBERS PRESENT: John Lobik; Maria Burge; Penny Ricketts; Robert Wainstein; and Verne Sund

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

Wedegartner moved Alternate David Moscaritolo up as a voting member.

Executive Session:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to enter into executive session at 6:05 p.m. for the purpose of discussing litigation strategy for two impending law suits.

Roll Call Vote:

Roxann Wedegartner, Chair - Yes; Virginia Desorgher – Yes; Jamie Pottern - Yes; George Touloumtzis, Clerk - Yes; and David Moscaritolo - Yes

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to exit executive session at 6:58 p.m.

Roll Call Vote:



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Roxann Wedegartner, Chair - Yes; Virginia Desorgher – Yes; Jamie Pottern - Yes; George Touloumtzis, Clerk - Yes; and David Moscaritolo - Yes

Planning Board-led public discussion of French King Overlay District Zoning Ordinance, 200-4.16, 200-4.9, 200-4.2.

Wedegartner explained the purpose of the discussion which is to discuss the French King Corridor Overlay District in general and not on any specific proposal to amend. Wedegartner reviewed the zoning amendment process for the audience as well as the existing zoning in that area. Wedegartner explained the difference between a “use” and a “business entity” as well as the difference between by-right and special permit uses. She gave examples of this for the Urban Residential and General Commercial Districts. Wedegartner reviewed overlay districts in general and the French King Corridor Overlay District specifically to include the design guidelines. Wedegartner turned the meeting over to Jamie Pottern to lead the discussion. Pottern posted large note pages on the wall to include a listing of concerns/issues previously brought forth. Pottern took notes on new concerns/issues, what is currently working well, what is currently not working well, and new ideas which are hereby made a part of these meeting minutes. Members of the audience expressed their ideas and concerns. Wedegartner read a letter submitted by David Brule, President of The Nolumbeka Project, Inc. and Davis C. Brock. Benjamin Miner submitted written comments as well. The submitted comments are hereby made a part of these meeting minutes.

ZBA Recommendations:

- a. Application of Laura Liebenow for property located at 278 Barton Road (Assessor’s Map R17, Lot 6N), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C1) and 200-8.3 of the Zoning Ordinance for a kennel license to allow seven (7) dogs at this location.

The Board had no issues with this request.

MOTION: **Moved by Touloumtzis, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Laura Liebenow for property located at 278 Barton Road (Assessor’s Map R17, Lot 6N), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C1) and 200-8.3 of the Zoning Ordinance for a kennel license to allow seven (7) dogs at this location.**

- b. Application of Elizabeth Shurman for property located at 128 Mountain Road (Assessor’s Map R02, Lot 2), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.2(E2) and 200-8.3 of the Zoning Ordinance in order to allow a fence that exceeds four



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(4) feet in height along the front property line and that portion of the side lot line between the front lot line and the minimum front setback line at this location.

The Board had no issues with this request.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Elizabeth Shurman for property located at 128 Mountain Road (Assessor's Map R02, Lot 2), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.2(E2) and 200-8.3 of the Zoning Ordinance in order to allow a fence that exceeds four (4) feet in height along the front property line and that portion of the side lot line between the front lot line and the minimum front setback line at this location.

Adjournment:

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 5:0 to adjourn the Planning Board meeting at 9:19 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development