



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 May 4, 2017**

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

The meeting was called to order by the Planning Board Chairperson at 7:05 p.m.

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; and Jamie Pottern

**ABSENT:** George Touloumtzis, Clerk; and Alternates David Moscaritolo and Charles Roberts

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

Approval of Minutes:

**MOTION:** Moved by Smith, seconded by Desorgher, and voted 3:0:1 (Pottern abstained) to approve the meeting minutes of April 20, 2017.

Action Item:

- a. Planning Board deliberation and vote on the eight (8) proposed zoning amendments currently before the Board.

The Board reviewed and discussed the proposed amendments.

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0 to forward a positive recommendation to the Town Council on the eight (8) proposed zoning amendments as amended.

ZBA Recommendations:

- a. Application of the Town of Greenfield for property located a 19 Olive Street (Assessor's Map 51, Lots 16, 20, 21, 22, & 23), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow up to a twenty (20) percent increase of the maximum height allowed from fifty (50) feet to fifty-seven (57) feet for the construction of the Olive Street Parking Facility at this location.



City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING BOARD**

**William F. Martin**  
Mayor

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)

**MOTION:** Moved by Smith, seconded by Desorgher, and voted 4:0 to forward a positive recommendation to the ZBA on the application of the Town of Greenfield for property located a 19 Olive Street (Assessor's Map 51, Lots 16, 20, 21, 22, & 23), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow up to a twenty (20) percent increase of the maximum height allowed from fifty (50) feet to fifty-seven (57) feet for the construction of the Olive Street Parking Facility at this location.

The Board had no issues with this request.

- b. Application of CG Greenfield Energy Development, LLC for property located a 36 Log Plain Road (Assessor's Map R17, Lot 6), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C18), 200-7.15, 200-8.3 and 200-8.4 of the Zoning Ordinance in order to allow the installation of a 7,488 panel 2.0 MW ground-mounted solar photovoltaic system at this location.

The following project proponents were present: Emily Mann, CG Energy Development, LLC; and Brian Huntley, PE, Tighe & Bond. The project proponents presented the plan to the Board. The property is currently being used as a single family home and an ATV track. Kim and Alan Davis are the current owners of the property. The Conservation Commission has approved the project. Pottern inquired if the system will be a community shared solar system. Ms. Mann responded that this is currently unknown due to the state's SREC and net metering programs. Pottern inquired on what the benefit is to the landowners. Ms. Mann responded that there will be a 20-year lease on the property with a decommission plan. No waivers are being requested from the ZBA.

**MOTION:** Moved by Smith, seconded by Desorgher, and voted 4:0 to forward a positive recommendation to the ZBA on the application of CG Greenfield Energy Development, LLC for property located a 36 Log Plain Road (Assessor's Map R17, Lot 6), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C18), 200-7.15, 200-8.3 and 200-8.4 of the Zoning Ordinance in order to allow the installation of a 7,488 panel 2.0 MW ground-mounted solar photovoltaic system at this location.

The Board had no issues with this request.

Discussion Item:

- a. Proposed zoning amendments for the Town Council to initiate the zoning amendment process.



City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING BOARD**

**William F. Martin**  
Mayor

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)  
Toulountzis, George (2018)  
Wedegartner, Roxann (2017)

Director Twarog reviewed the two proposed amendments to the Board. The Board discussed the preparation of a site plan review checklist for the Board members. The Board reached consensus to only forward the proposed map amendment to the Town Council at this time.

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0 to forward the proposed Zoning Map amendment to the Town Council to initiate the zoning amendment process adding to the reasoning that a permanent conservation deed restriction exists for Parcel R05-6.

Adjournment:

**MOTION:** Moved by Desorgher, seconded by Pottern, and voted 4:0 to adjourn the Planning Board meeting at 8:34 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development