



William F. Martin
Mayor

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

PLANNING BOARD

Town Hall • 14 Court Square • Greenfield, MA 01301
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Members:
Twarog, Eric
Director, Planning & Dev.

Desorgher, Virginia (2019)
Moscaritolo, David (2019)
Pottern, Jamie (2018)
Roberts, Charles (2017)
Smith, Linda (2019)
Touloumtzis, George (2018)

GREENFIELD PLANNING BOARD Minutes of July 6, 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: Linda Smith, Acting-chair; Virginia Desorgher; George Touloumtzis, Clerk; and Alternate Charles Roberts

ABSENT: Jamie Pottern and Alternate David Moscaritolo

ALSO PRESENT: Aviva Luttrell of the Greenfield Recorder

Site Plan Review:

- a. Application of Edward Nix for property located at 46 Wells Street (Assessor's Map 58, Lot 11), which is located within the Central Commercial (CC) Zoning District, for site plan review and approval pursuant to Sections 200-4.7(B7), 200-4.7(B12) and 200-8.4 of the Zoning Ordinance in order to allow a mixed use development (business/residential) consisting of a small engine repair business and upper story apartment at this location.

The following project proponent was present: Edward Nix, Applicant, and Mark Abramson, Realtor. Mr. Nix presented the project to the Board stating that he would live in the apartment and use the business to repair primarily chainsaws. Mr. Nix stated that he would be the sole employee of the business and that machines would be dropped off and picked up by customers. Mr. Abramson stated that Mr. Nix has an agreement to purchase the property and that it was previously used as carpet/linoleum warehousing space. The proposed dwelling unit would have its own floor on the upper level of the existing building and would be independent of the workshop. He is considering putting an additional door on the north side of the building for additional emergency egress, but would need an easement from the adjacent property owner. He is also considering replacing one of the overhead doors on the lower level with a regular door. It was pointed out and acknowledged by the Applicant that he will need to pump sewer due to respective elevations. Smith read review comments from the Health Department. In response to the concerns in the review comments relative to noise and odor, the Applicant responded that he would be primarily running engines off-site. For on-site, he stated that he would need about two (2) hours per week. Smith indicated that the Fire Department had no issues. Smith read review comments from the Department of Planning and Development. Mr. Nix said that it is his understanding that the underground storage tank for gasoline has been removed from the site. Mr. Nix acknowledged the need to close off the northern access to



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the site. The Board later discussed potentially widening this access driveway. The Board discussed parking requirements within the Central Commercial (CC) Zoning District. Mr. Nix stated that he does not plan on any additional lighting for the site and that he is not planning on any signage at this time. Mr. Nix requested clarification on access and lighting.

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:0 to continue the site plan review to the next available Planning Board meeting.

ZBA Recommendation:

- a. Application of Franc Kromholz for property located at 14 Sanderson Street (Assessor's Map 77, Lot 20), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the required side yard setback from ten (10) feet to eight (8) feet and required front yard setback from twenty-five (25) feet to twenty-four feet 5 ¼ inches for the construction of a deck and porch at this location.

The Board had no issues with this request.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 3:0:1 (Roberts abstained) to forward a positive recommendation to the ZBA on the application of Franc Kromholz for property located at 14 Sanderson Street (Assessor's Map 77, Lot 20), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the required side yard setback from ten (10) feet to eight (8) feet and required front yard setback from twenty-five (25) feet to twenty-four feet 5 ¼ inches for the construction of a deck and porch at this location.

Board and Staff Reports:

Smith announced that the joint public hearing with the EDC on the proposed amendments to the Sign Ordinance will be re-scheduled from July 20, 2017 to the August 3, 2017 meeting of the Planning Board.

Adjournment:

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:0 to adjourn the Planning Board meeting at 8:17 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk
Greenfield Planning Board