



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.

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

GREENFIELD PLANNING BOARD
Minutes of September 14, 2017

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson and EDC Chairperson at 7:02 p.m.

PB MEMBERS PRESENT: Linda Smith, Chair; Virginia Desorgher; Jamie Pottern, Clerk; David Moscaritolo; and Alternates Charles Roberts and Jim Allen

ABSENT: George Touloumtzis, Vice-chair

ALSO PRESENT: David Singer; John Lunt; Roxann Wedegartner; Patrick Devlin; Aviva Luttrell of the Greenfield Recorder; and members of the public

Public Hearings:

- a. **6:00 p.m.:** Be it moved that the Greenfield Town Council initiates a zoning change to ~ 200-7.18. Accessory Dwelling Units [Added by the Town Council on August 17, 2016] by striking the words "Planning Board" throughout and replacing the same with the words "Zoning Board of Appeals"

And further by amending G (5) as follows:

By inserting after "totality of the circumstances" but before the words "waive standards of Section D of this ordinance", the words "based on any or all of the following factors:

- (a) The showing of good and sufficient cause that a waiver is not inconsistent with the purposes of this Chapter as a whole;
- (b) A determination that failure to grant the waiver would result in exceptional hardship to the applicant;
- (c) Danger to life or property;
- (d) The necessity to accommodate requests of the Conservation Commission, Planning Board or Historic Commission or any municipal department;
- (e) Extraordinary expense which is undue given the purpose of the provision(s) waived;
- (f) The availability of alternative methods to substantially meet the purpose of the provision(s) waived;
- (g) No municipal function, nor any direct abutter will be substantially affected by the waiver."

And by amending Section 200-7.16(C), Non-Commercial Scale Solar Energy Installations:



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C. Accessory Installations, Ground-mounted

By striking the words “Districts and permitted by special permit from the Zoning Board of Appeals within the” This would allow small scale ground mounted solar Energy systems in the Rural Residential (RC), Suburban Residential (RB), Urban Residential (RA), and Semi-Residential (SR) Districts.

MOTION: Moved by Desorgher, Seconded by Moscaritolo, and voted 5:0 to open the public hearing at 6:09 p.m.

David Singer, 41 Grinnell Street, Greenfield

In regard to ADU, David expressed support for the ZBA to become the Special Permit Granting Authority. David proposed a friendly amendment to the proposed ordinance:

And further by amending G (5) as follows:

By inserting after “totality of the circumstances” but before the words “waive standards of Section D of this ordinance”, the words “~~based on any or all of~~ **including but not limited to** the following factors:

- (a) The showing of good and sufficient cause that a waiver is not inconsistent with the purposes of this Chapter as a whole;
- (b) A determination that failure to grant the waiver would result in exceptional hardship to the applicant;
- (c) Danger to life or property;
- (d) The necessity to accommodate requests of the Conservation Commission, Planning Board or Historic Commission or any municipal department;
- (e) Extraordinary expense which is undue given the purpose of the provision(s) waived;
- (f) The availability of alternative methods to substantially meet the purpose of the provision(s) waived;
- (g) No municipal function, nor any direct abutter will be substantially affected by the waiver.”

David also expressed his desire for the Planning Board and ZBA to address language regarding “detached” units in another proposed amendment at a later date.

In regard to non-commercial solar, David was in favor of keeping the special permit requirement to give neighbors a chance to weigh in. To address the issue of cost, he suggested adding a limited special permit procedure, like the Town of Orange, MA has that minimizes onerous and expensive requirements.

Patrick Devlin, 921 Bernardston Road, Greenfield

In regard to ADU, Patrick does not have an issue with the Planning Board remaining the SPGA. He expressed personal concerns about the waiver process. In regard to non-commercial solar, he is in support of keeping the special permit process to give neighbors an opportunity to voice their opinion and to keep the process fair to all.



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Roxann Wedegartner, 85 Hastings Street, Greenfield

In regard to ADU, Roxann shared history of the Planning Board's rationale for being the SPGA. At the time of drafting the ADU, the ZBA was asked for their comments but did not provide any. She does not understand the rationale for the proposed change. Roxann noted that the Planning Board routinely does Special Permits in a variety of circumstances. Roxann agrees with David Singer's rational with regard to waivers and mentioned that requests for waivers are very rare.

In regard to the non-commercial solar, she stated her support for keeping the special permit as a way to address impacts to neighbors.

MOTION: Moved by Moscaritolo, Seconded by Desorgher, and voted 6:0 to close the Public Hearing at 6:28 p.m.

Adjournment:

MOTION: Moved by Desorgher, seconded by Pottern, and voted 4:0 to adjourn the Planning Board meeting at 7:45 p.m.

Respectfully Submitted,

Jamie Pottern, Clerk
Greenfield Planning Board