



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 (2020)  
Pottern, Jamie (2018)  
Roberts, Charles (2020)  
Smith, Linda (2019)  
Touloumtzis, George (2018)

**GREENFIELD PLANNING BOARD**  
**Minutes of October 5, 2017**

**Site Visit**

**\*\* Parcel R06-28A off of Butternut Street in the I-91 Industrial Park \*\***

Thursday, October 5, 2017

**\*\*\* 4:30 p.m. \*\*\***

**PB MEMBERS PRESENT:** Linda Smith, Chair; Virginia Desorgher; Jamie Pottern, Clerk; George Touloumtzis, Vice-chair and Alternate Jim Allen

**ABSENT:** David Moscaritolo; and Alternate Charles Roberts

**ALSO PRESENT:** Eric Twarog, Director of Planning and Development; and John Lunt, Assistant to the Mayor for Special Projects

**Department of Planning and Development**

**114 Main Street, Greenfield**

Thursday, October 5, 2017

**\*\*\* 6:00 p.m. \*\*\***

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

**PB MEMBERS PRESENT:** Linda Smith, Chair; Virginia Desorgher; Jamie Pottern, Clerk; George Touloumtzis, Vice-chair and Alternate Jim Allen

**ABSENT:** David Moscaritolo; and Alternate Charles Roberts

**ALSO PRESENT:** Eric Twarog, Director of Planning and Development; John Lunt, Assistant to the Mayor for Special Projects; Aviva Luttrell of the Greenfield Recorder; and members of the public

The Chair suspended the rules to change the order of the agenda and moved up Action Item #3 to be first on the agenda.

Action Items:



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- c. Request for an extension by Kris Warner of Phase 2 of McHard Acres Definitive Subdivision Plan to December 31, 2018.

Smith recommended that the Board continue this request to their November 2, 2017 meeting during which they will receive an update on McHard Acres subdivision. Cathy Gouch, a direct abutter to McHard Acres, requested to make a statement since she came to this meeting. Ms. Gouch gave the Board an overview of her observations of the work being done at McHard Acres.

**MOTION: Moved by Pottern, Seconded by Touloumtzis, and voted 4:0 to continue the request of Kris Warner for an extension of McHard Acres to November 2, 2017.**

#### Discussion Items:

- a. Proposed amendment to Section 200-7.15. Large-Scale Ground-Mounted Solar Photovoltaic Installations.

John Lunt stated that the Town has received several inquiries on the available parcels in the I-91 Industrial Park for large-scale commercial solar development. The 10 acre maximum is an impediment to such developments. He stated that the draft zoning amendment proposal to eliminate the 10 acre maximum in the Planned Industry and General Industry Districts is only a draft to begin the conversation. Smith inquired that if the PI District was the only district amended to eliminate the 10 acre minimum, would that present a problem. Mr. Lunt responded no. The Board requested the following additional information: list/map of available parcels with acreage in the I-91 Industrial Park, examples from other municipalities of commercial solar regulations, and a copy of the Greenfield Developable Land Map.

- b. Proposed re-zoning of a portion of Parcel R06-28A from Rural Residential (RC) to Planned Industry (PI).

The Board discussed the site visit to the Mackin property and reached consensus that additional information is needed before initiating this zoning map amendment.

- c. Proposed re-zoning of Parcel 69-74 (15 Arch Street) from General Industry (GI) to Semi-Residential (SR).

Proponents present: Tom Gorman & Steven Cahill, owners through an LLC. They are hoping to put a single residence within the building, currently not allowed in GI zone. The Board reached consensus that it would not initiate a Zoning Map amendment to change the zoning of 15 Arch Street from General Industry to Semi-Residential at this time. The Board recommended that the owners initiate



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the Zoning Map amendment themselves through the citizen petition method. Director Twarog reviewed this process for the owners.

#### Action Items (Continued):

- a. Planning Board deliberation on the proposed zoning amendments to the Accessory Dwelling Unit ordinance and Non-commercial Scale Solar Energy Installations ordinance.

The Board asked Director Twarog to explain why he recommended that the Planning Board be the special permit granting authority for the Accessory Dwelling Unit Ordinance. Director Twarog stated that his experience at the Pioneer Valley Planning Commission has led him to recommend that Planning Board's be the special permit granting authority for applications requiring special permit approval. He also stated that a second reason is that the Planning Board already deals with housing development through its Subdivision Regulations and the Subdivision Control Law. The Board discussed the proposed amendments. The Board took the following vote to forward a negative recommendation to the Town Council on the proposed amendment to the Accessory Dwelling Unit Ordinance (Section 200-7.18 of the Zoning Ordinance) to change the special permit granting authority from the Planning Board to the Zoning Board of Appeals:

**MOTION:** Moved by Touloumtzis, seconded by Pottern, and voted 4:0 to forward a negative recommendation to the Town Council on the proposed amendment to the Accessory Dwelling Unit Ordinance (Section 200-7.18 of the Zoning Ordinance) to change the special permit granting authority from the Planning Board to the Zoning Board of Appeals. This recommendation is based on the fact that the Planning Board currently deals with the issue of housing through its Subdivision Regulations.

Further, the Planning Board took the following vote to forward a positive recommendation to the Town Council on the proposed amendments to the Accessory Dwelling Unit Ordinance (Section 200-7.18(G5) of the Zoning Ordinance):

**MOTION:** Moved by Touloumtzis, seconded by Pottern, and voted 4:0 to forward a positive recommendation to the Town Council on the proposed amendments to the Accessory Dwelling Unit Ordinance (Section 200-7.18(G5) of the Zoning Ordinance) with the following recommended language revisions so that it reads as follows:

- (5) Upon request of the homeowner applicant, the SPGA may waive standards of Section D of this ordinance after making findings of fact that a waiver is merited given the totality of circumstances including, but not limited to the following:
- (a) The showing of good and sufficient cause that a waiver is not inconsistent with the purposes of this Chapter as a whole;



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- (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, Zoning Board of Appeals 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.”

The Board took the following vote to forward a negative recommendation to the Town Council on the proposed amendment to Section 200-7.16(C), Non-Commercial Scale Solar Energy Installations:

**MOTION:** Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to forward a negative recommendation to the Town Council on the proposed amendment to Section 200-7.16(C), Non-Commercial Scale Solar Energy Installations. This recommendation is based on the Board’s rationale that the special permit process is the only opportunity for abutter concerns to be addressed. The Board recommends that the \$100.00 application fee be waived for such applications.

- b. Application of Garry Krinsky & Marlynn K. Clayton for Approval Not Required (ANR) Plan endorsement for the transfer of property from 0 Highland Avenue Extension to 8 Peabody Lane.

Director Twarog reviewed the ANR Plan with the Board.

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0 to approve the application of Garry Krinsky & Marlynn K. Clayton for Approval Not Required (ANR) Plan endorsement for the transfer of property from 0 Highland Avenue Extension to 8 Peabody Lane; and further that the Board authorizes the Chair Linda Smith to sign on behalf of the Planning Board.

Adjournment:

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0 to adjourn the Planning Board meeting at 8:21 p.m.



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Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development