



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 19, 2017**

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

The meeting was called to order by the Planning Board Chairperson at 7:00 p.m.

**PB MEMBERS PRESENT:** Linda Smith, Chair; Virginia Desorgher; and Alternates Charles Roberts and Jim Allen

**ABSENT:** Jamie Pottern, Clerk; George Touloumtzis, Vice-chair and David Moscaritolo

**ALSO PRESENT:** Aviva Luttrell of the Greenfield Recorder

Approval of Minutes:

**MOTION:** Moved by Desorgher, seconded by Allen, and voted 4:0 to approve the meeting minutes of October 5, 2017.

Public Hearings:

- a. 7:00 p.m.: Application of International Container Corporation (ICC) for property located at 180 Laurel Street (Assessor's Map R41, Lot 2), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(B15), 200-7.12, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a manufacturing building and associated site improvements at this location.

**MOTION:** Moved by Desorgher, Seconded by Allen, and voted 4:0 to continue the public hearing to November 2, 2017 at 7:45 p.m.

ZBA Recommendations:

- a. Application of A. R. Sandri, Inc. for property located at 400 Chapman Street (Assessor's Map 102, Lot 18), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-4.11(C14) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 30,000 gallon propane storage tank at this location.



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)

There was a general discussion about the size of tank, site lighting and fencing.

**MOTION:** Moved by Desorgher, seconded by Allen, and voted 4:0 to forward neither a positive or negative recommendation to the ZBA due to the following reasons:

1. Overall safety concerns with proposed location of a 30,000 LPG tank in such close proximity to a residential neighborhood; and
2. Absence of input for the planning board's consideration from either the fire department or the board of health regarding a project with substantial potential for health and safety issues.

- b. Application of Noah Modie for property located at 134 Hope Street (Assessor's Map 24, Lot 2), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C11); 200-7.10; 200-6.5(A6); 200-8.4; and 200-8.3 of the Zoning Ordinance in order to redevelop an existing building into a mixed residential/business use and to allow a parking reduction from 8 required parking spaces to 5 at this location.

There was a general discussion between members of the Board regarding parking. The site plan shows four spaces: one accessible and 3 standard spaces. The accompanying narrative noted that site plan includes 5 spaces which is already a reduction from the 8 space required by zoning. The Board felt that overall this was very positive project.

**MOTION:** Moved by Allen, seconded by Desorgher, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Noah Modie for property located at 134 Hope Street (Assessor's Map 24, Lot 2), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C11); 200-7.10; 200-6.5(A6); 200-8.4; and 200-8.3 of the Zoning Ordinance in order to redevelop an existing building into a mixed residential/business use and to allow a parking reduction from 8 required parking spaces to 5 at this location. The Board notes that the site plan shows one less space than what is called for in the project narrative.

#### Action Items:

- a. Application of the Town of Greenfield for Approval Not Required (ANR) Plan endorsement for a portion of Parcel 32-2.

**MOTION:** Moved by Desorgher, seconded by Roberts, and voted 4:0 to approve the application of the Town of Greenfield for Approval Not Required (ANR) Plan endorsement for a portion of Parcel 32-2 and to authorize the Chair to sign the plan on behalf of the Board.



**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)

Adjournment:

**MOTION: Moved by Roberts, seconded by Allen, and voted 4:0 to adjourn the Planning Board meeting at 8:15 p.m.**

Respectfully Submitted,

Charles Roberts  
Greenfield Planning Board