



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 December 21, 2017

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:04 p.m.

PB MEMBERS PRESENT: Linda Smith, Chair; Virginia Desorgher; Jamie Pottern, Clerk; and Alternate Jim Allen

ABSENT: George Touloumtzis; David Moscaritolo; and Alternate Charles Roberts

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Tony Wonseski, SVE Associate Civil Engineer.

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 3:1 (Allen abstained) to approve the meeting minutes of December 7, 2017.

ZBA Recommendations:

- a. Application of O'Reilly Auto Enterprises, LLC for property located at 461 Bernardston Road (Assessor's Map 116, Lot 30), which is located in the Limited Commercial (LC) Zoning District, for a Special Permit pursuant to Sections 200-6.7(A3)(c) and 200-8.3 of the Zoning Ordinance in order to allow a freestanding sign that exceeds the maximum square footage allowed of 40 square feet to 48 square feet at this location.

The Board had no issues with this request.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 4:0 to forward a positive recommendation to the ZBA on the application of O'Reilly Auto Enterprises, LLC for property located at 461 Bernardston Road (Assessor's Map 116, Lot 30), which is located in the Limited Commercial (LC) Zoning District, for a Special Permit pursuant to Sections 200-6.7(A3)(c) and 200-8.3 of the Zoning Ordinance in order to allow a freestanding sign that exceeds the maximum square footage allowed of 40 square feet to 48 square feet at this location.



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- b. Application of Jennifer A. Gross for property located at 7 Linden Avenue (Assessor's Map 90, Lot 16), which is located in the Limited Commercial (LC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of a legal non-conforming use from an existing single-family dwelling to a two-family dwelling with existing lot area of 4,653 square feet at this location.

Director Twarog reviewed the request with the Board. The Board discussed parking and the existing non-conformity on lot size. The Board had no issues with this request.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Jennifer A. Gross for property located at 7 Linden Avenue (Assessor's Map 90, Lot 16), which is located in the Limited Commercial (LC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of a legal non-conforming use from an existing single-family dwelling to a two-family dwelling with existing lot area of 4,653 square feet at this location.

Action Items:

- a. Planning Board recommendation on the request of the Silver Crest Condominium Association to the Town Council for the Town of Greenfield to accept Silver Crest Lane and Silver Crest Circle as public ways.

Mr. Wonseski reviewed the status of the utilities and roadways with the Board. Smith read a suggested motion prepared by Director Twarog to the board.

MOTION: Moved by Pottern, seconded by Allen, and voted 3:1 (Desorgher abstained) to forward a positive recommendation to the Town Council on the request of the Silver Crest Condominium Association to the Town Council for the Town of Greenfield to accept Silver Crest Lane and Silver Crest Circle as public ways with the following conditions for acceptance as requested by the Town Engineer in his e-mail dated December 20, 2017:

1. That the Design Engineer of Record provide a signed certification that the project was built in accordance with the City standards and specifications as depicted in the design plans approved by the Planning Board;
2. That prior to acceptance of the existing storm water system, the Silver Crest Condominium Association perform the annual maintenance as noted in the provided maintenance manual, including the removal of collected debris in the catch basins and pipe laterals. This should be scheduled for the Spring 2018;



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3. That the water system be flushed from the hydrant location. This should be scheduled for the Spring 2018;
4. That the storm water management agreement be finalized with the Department of Public Works, to include the limits of ownership and responsibilities of both the City and the Association. A suitable draft has been submitted and should be approved as a final legally binding document pending final review; and
5. That all water service and sewer clean out ties be recorded for all buildings. To date, a majority of these have been recorded.

Discussion Items:

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

Smith suggested that the Board wait until all Board members are present to continue the discussion. The Board agreed. Smith stated that she will not be available for the January 4, 2018 meeting of the Board. The Board agreed to cancel the January 4, 2018 meeting. Director Twarog offered to prepare a draft zoning amendment based on the discussion that took place to date for the January 18, 2018 meeting of the Board. The Board agreed.

Adjournment:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0 to adjourn the Planning Board meeting at 8:00 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development