



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 March 1, 2018**

### **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; Jamie Pottern, Clerk; Virginia Desorgher; and Alternate Jim Allen

**ABSENT:** George Touloumtzis, Vice-chair; David Moscaritolo; and Alternate Charles Roberts

**ALSO PRESENT:** Dan Desrochers of the Recorder

#### Approval of Minutes:

There was not a quorum so the Board did not vote on the minutes of February 8, 2018.

Jim Allen was moved up to a regular voting member.

#### ZBA Recommendations:

- a. Application of Guiding Star Grange Building Association, Inc. for property located at 401 Chapman Street (Assessor's Map 111, Lot 36), which is located in the Urban Residential (RA) 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 by allowing the Grange Hall to expand the use of its commercial kitchen facilities at this location.

The Board discussed the proposal and was in favor it.

**MOTION:** Moved by Desorgher, seconded by Pottern, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Guiding Star Grange Building Association, Inc. for property located at 401 Chapman Street (Assessor's Map 111, Lot 36), which is located in the Urban Residential (RA) 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 by allowing the Grange Hall to expand the use of its commercial kitchen facilities at this location.



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- b. Application of Robert Haigh for Parcels 127-34 and 127-35, which are located within the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of the required road frontage from 65 feet to 52 feet, and to allow a gravel road extension of 16.5 feet to the existing 35.5 feet of asphalt for access to a single family home at this location.

The Board discussed the proposal. So long as the Town Engineer approves the design of the street and snow removal is adequately addressed, the Board sees no reason why it should not be approved.

- MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Robert Haigh for Parcels 127-34 and 127-35, which are located within the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of the required road frontage from 65 feet to 52 feet, and to allow a gravel road extension of 16.5 feet to the existing 35.5 feet of asphalt for access to a single family home at this location.

- c. Application of Lani Morton for located at 74 Homestead Avenue (Assessor's Map 42, Lot 8), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-4.3(C1) and 200-8.4 of the Zoning Ordinance in order to allow the keeping of six (6) sheep at this location.

Desorgher shared that she went to the site and spoke with the landowner. The landowner shared that her abutters were okay with the proposal. The Board was in favor of the proposal.

- MOTION:** Moved by Desorgher, seconded by Allen, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Lani Morton for located at 74 Homestead Avenue (Assessor's Map 42, Lot 8), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-4.3(C1) and 200-8.4 of the Zoning Ordinance in order to allow the keeping of six (6) sheep at this location.

Adjournment:

- MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0 to adjourn the Planning Board meeting at 7:42 p.m.

Respectfully Submitted,  
Jamie Pottern, Clerk



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