



William F. Martin
Mayor

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

GREENFIELD PLANNING BOARD Minutes of June 7, 2018

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.

MEMBERS PRESENT: George Touloumtzis, Vice-chair; Virginia Desorgher; Jamie Pottern, Clerk; Charles Roberts; and Alternate Jim Allen

ABSENT: Linda Smith, Chair

ALSO PRESENT: Eric Twarog, Director of Planning and Development

Touloumtzis moved Allen up as a voting member except for any matter relative to McHard Acres Definitive Subdivision.

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0:1 (Roberts abstained) to approve the meeting minutes of April 5, 2018.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to approve the meeting minutes of May 3, 2018.

Action Items:

a. Planning Board recommendation to the City Council on the proposed amendments to Section 200-7.15, Large-Scale Ground-Mounted Solar Photovoltaic Installations, of the Greenfield Zoning Ordinance.

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to forward a positive recommendation to the City Council on the proposed amendments to the Large-Scale Ground-Mounted Solar Photovoltaic Installations Ordinance (Section 200-7.15 of the Zoning Ordinance).

b. Request for an extension by Kris Warner of Phase 2 of McHard Acres Definitive Subdivision Plan to December 31, 2019.



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The following were also present: Kris Warner, Developer of McHard Acres Subdivision; Attorney Kevin Parsons; and Cathy Gouch, abutter to McHard Acres. Director Twarog stated that he conducted a site visit and saw that the trees were planted according to the approved Landscaping Plan. Pottern expressed concerns about watering and maintenance of the trees due to their current condition. Mr. Warner stated that the trees have a one-year warranty so if some die, they would have to be re-planted. The Board discussed options to protect the trees and invest in their long-term maintenance. The Board questioned if there is a maintenance plan for the trees. Mr. Warner responded no. Touloumtzis inquired about the noise issue due to construction. Mr. Warner responded that his crew does not start before 7:00 AM. He also stated that he has sold off some lots that are currently being built out by other builders. Touloumtzis recognized Ms. Gouch. Ms. Gouch requested that for the last phase of the project and the remaining construction work that needs to be done, that work not be done on Sundays or on holidays. The Board discussed this request and reached consensus not to restrict construction on Sundays and holidays. Roberts suggested that Mr. Warner consider this request and limit loud construction early Sunday mornings and on holidays. Mr. Warner concurred. Roberts also asked Mr. Warner if he could make this request to the other builders on site. Mr. Warner stated that he would. The Board discussed the extension request.

MOTION: Moved by Roberts, seconded by Pottern, and voted 4:0 to approve the request for an extension by Kris Warner of Phase 2 of McHard Acres Definitive Subdivision Plan to December 31, 2019 with the condition that the Board conduct a tree inspection on September 20, 2018.

ZBA Recommendations:

- a. Application of Northeast Solar for property located at 192 Petty Plain Road (Assessor's Map R42, Lot 24), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 40 panel ground-mounted solar PV system at this location.

The Board discussed potential screening and reached consensus not to require additional screening.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Northeast Solar for property located at 192 Petty Plain Road (Assessor's Map R42, Lot 24), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 40 panel ground-mounted solar PV system at this location.



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- b. Application of Northeast Solar for property located at Glenbrook Drive (Assessor's Map R31, Lot 1), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 40 panel ground-mounted solar PV system at this location.

The Board discussed the proposed location of the solar array. Pottern stated that the proposed solar array will need MA DAR approval and that it must be for agricultural purposes as it is on APR land. Twarog stated that MA DAR has already approved this energy system for agricultural purposes.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Northeast Solar for property located at Glenbrook Drive (Assessor's Map R31, Lot 1), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 40 panel ground-mounted solar PV system at this location.

Adjournment:

MOTION: Moved by Desorgher, seconded by Allen, and voted 5:0 to adjourn the Planning Board meeting at 8:30 p.m.

Respectfully Submitted,
Eric Twarog, AICP
Director of Planning and Development