



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)
McMahan, Amy (2021)
Pottern, Jamie (2021)
Roberts, Charles (2020)
Smith, Linda (2019)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD
Minutes of July 5, 2018

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:02 p.m.

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

ABSENT: George Touloumtzis, Vice-chair and Jamie Pottern, Clerk were not yet re-appointed to the Planning Board so could not attend this meeting.

James Allen, alternate board member was moved up as a voting member.

ALSO PRESENT: Joshua Solomon of the Greenfield Recorder, Robert Mayerson and Dennis Kunian of Patriot Care Corp.; and members of the public

ZBA Recommendations:

- a. Application of Patriot Care Corp. for property located at 7 Legion Avenue (Assessor's Map 58, Lot 55), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of marijuana retailer to be co-located with the existing Registered Marijuana Dispensary (RMD) at this location.

The following project proponents were present: Robert Mayerson and Dennis Kunian of Patriot Care Corp. The project proponents provided the historical background of its current use as an RMD. Local approval is required prior to receiving final state approval. They stated that there is no specific time line for the final license from the state. The project proponents stated that their primary mission is to serve the medical needs of the area. The co-location of a retail marijuana establishment at this location will not diminish their primary goal. Desorgher inquired about the number of visits per day per use. Smith inquired on visit duration. The project proponents responded that consultation is available for recreational users similar to medical use. Clients are not rushed. Allen inquired on cash vs. prescription card. The owner reviewed the process of obtaining a prescription card. Roberts inquired on whether there are any site plan issues. The project proponents responded that there will be no changes to the existing approved site plan. Smith inquired on whether there will be any changes to the existing signage. The project proponents responded no. Smith stated that any changes



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to signage that exceeds the Zoning Ordinance requirements must be approved by the ZBA through a special permit and that the signage must meet all requirements of the CCC. Allen inquired on accessibility to the site and whether there is adequate parking. The project proponents responded that off-street parking within the Central Commercial District is not required per Greenfield's Zoning Ordinance. Parking is provided for employees at the back of the property and there are additional parking spaces in front of the building for clients.

MOTION: Moved by Desorgher, seconded by Allen, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Patriot Care Corp. for property located at 7 Legion Avenue (Assessor's Map 58, Lot 55), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of marijuana retailer to be co-located with the existing Registered Marijuana Dispensary (RMD) at this location pending a positive letter from the Police Chief on the security plan for the facility.

- b. Application of Ilie Taraburca for property located at 38 French King Highway (Assessor's Map 119, Lot 9), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-4.9(C7), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a two-family home at this location.

The Board discussed the need for a landscaping plan.

MOTION: Moved by Desorgher, seconded by Allen, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Ilie Taraburca for property located at 38 French King Highway (Assessor's Map 119, Lot 9), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-4.9(C7), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a two-family home at this location. Since the property is located within the Corridor Overlay District, the Board suggests that the Applicant submit a conceptual landscaping plan for the front yard area. This plan would not need to be professionally prepared.

Action Items:

- a. Application of James P. McHugh for Approval Not Required (ANR) Plan endorsement for 375 Barton Road.



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MOTION: Moved by Roberts, seconded by Desorgher, and voted 4:0 to approve the application of James P. McHugh for Approval Not Required (ANR) Plan endorsement for 375 Barton Road.

MOTION: Moved by Desorgher, seconded by Allen, and voted 4:0 to authorize the Chair to sign the approved ANR Plan for 375 Barton Road on behalf of the full Board.

Adjournment:

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:0 to adjourn the Planning Board meeting at 8:12 p.m.

Respectfully Submitted,
Charles Roberts
Greenfield Planning Board