



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
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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)

MEETING NOTICE
GREENFIELD PLANNING BOARD
****Department of Planning & Development****
114 Main Street
Thursday, September 6, 2018
***** 7:00 p.m. *****

AGENDA

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

1. Call to order by Chairperson
2. Approval of Meeting Minutes from June 12, 2018 and August 2, 2018.
3. Public Hearings:
 - a. **7:00 p.m.(Continued from August 2, 2018): Application of Parmar Properties North, LLC for property located at 125 Mohawk Trail (Assessor's Map 46, Lot 21), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(B15), 200-5.3(E2), 200-6.5(B), 200-7.12 (Major Development Review), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 90-room, 4-story hotel with accessory retail uses with associated site improvements at this location. The Applicant is seeking an increase in the maximum height from 40 feet to 48 feet and seeking approval to allow parking within the required front yard setback.**
4. ZBA Recommendations:
 - a. Application of Michael Terounzo for property located at 171 Log Plain Road (Assessor's Map R11, Lot 75), which is located in the Rural Residential (RC) 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 up to a twenty (20) percent reduction of the side yard setback requirement from twenty (20) feet to sixteen (16) feet for an addition to the existing single family home at this location.
 - b. Application of David Pederson for property located at 26 Verde Drive (Assessor's Map R17, Lot 17), which is located in the Rural Residential (RC) Zoning District, for a Special Permit



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- pursuant to Sections 200-5.3(E2); 200-7.16; and 200-8.3 of the Zoning Ordinance in order to allow the installation of two (2) AllEarth Trackers (13 kW DC, multi tracker solar PV array) and to allow a 20% increase in height from 15 feet to 18 feet of the solar PV array at this location.
- c. Application of Tapestry Health Systems, Inc. for property located at 278 Main Street (Assessor's Map 51, Lot 50), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-4.7(C7) and 200-8.3 of the Zoning Ordinance in order to allow the operation of a medical center/clinic at this location.
 - d. Application of Valley Solar, LLC for property located at 28A Old Albany Road (Assessor's Map R39, Lot 4), 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 24 panel, 2-axis, 8.64 kW DC, solar tracker PV system at this location.
5. Action Items:
 - a. Application of the City of Greenfield for Approval Not Required (ANR) Plan endorsement for Lenox Avenue abandonment/discontinuance.
 6. Board and Staff Reports
 7. Set next meeting date
 8. Adjourn

* Please note that the list of topics in this notice was comprehensive at the time of posting, however the public body may consider and take action on unforeseen matters not specifically named in this notice.

Executive session may be called.