



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 December 20, 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; Jamie Pottern, Clerk; George Touloumtzis; Charles Roberts, Vice-chair; and Alternates Jim Allen and Amy McMahan

ALSO PRESENT: David Nunez, Diane Bouley, and Joshua Solomon of the Greenfield Recorder

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to approve the meeting minutes of December 6, 2018 as amended.

ZBA Recommendations:

- a. Application of Patrick Varner for property located at 234 High Street (Assessor's Map 92, Lot 56), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to allow a five (5) foot high fence along the front yard lines for a corner lot at this location.

Touloumtzis stated that all other fences on High Street are four (4) feet in height. Smith and Roberts stated that they would like to see what the fence will look like as it could change the character of the neighborhood. Desorgher stated that the abutting property on the Haywood Street side has less privacy so she would be okay with a five (5) foot fence on that side of the property. Smith stated that she is not comfortable with the proposed five (5) foot fencing. The Board concurred that a 4 foot fence would be best for the neighborhood.

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 4:1 (Desorgher voted no) to forward a negative recommendation to the ZBA on the application of Patrick Varner for property located at 234 High Street (Assessor's Map 92, Lot 56), which is located in the Urban Residential (RA) Zoning District, for a Special Permit



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pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to allow a five (5) foot high fence along the front yard lines for a corner lot at this location.

- b. Application of the City of Greenfield for property located at 19 Olive Street – Olive Street Parking Garage (Assessor’s Map 51, Lot 21), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-6.7(F1) and 200-8.3 of the Zoning Ordinance in order to allow the installation of semi-permanent banner signage on the new Olive Street Parking Garage.

Desorgher stated that she felt that the proposed banner signage is too big. McMahan stated that she went to the presentation about the proposed banner signage and felt that they were celebratory and in alignment with other parking garages have done. The proposed banner signs will be made up of a mesh material. Roberts and Pottern questioned how long the banner signs would be on the garage. Roberts expressed concerns that as a public building, there should be more public input on the proposed signage. The Zoning Ordinance specifies that it should promote the public interest and not be detrimental to the neighborhood. Smith felt that the proposed signage would be a nice change, and would be nice to see that space be festive and used. Desorgher felt that it would also help people find the parking garage. No information was provided on any proposed lighting.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 4:0:1 (Pottern abstained) to forward a positive recommendation to the ZBA on the application of the City of Greenfield for property located at 19 Olive Street – Olive Street Parking Garage (Assessor’s Map 51, Lot 21), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-6.7(F1) and 200-8.3 of the Zoning Ordinance in order to allow the installation of semi-permanent banner signage on the new Olive Street Parking Garage.

- c. Application of David Nunez for property located at 46 Wells Street (Assessor’s Map 58, Lot 11), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-8.3, 200-8.4, and the Table of Uses of the Zoning Ordinance in order to allow the production and storage of gourmet frozen stuffed bananas at this location.

The following project proponent was present: David Nunez. Mr. Nunez presented the proposed project to the Board. The Applicant will be using the existing loading dock so no cars will be parked in the loading dock area. Parking will be near the 3-bay garage area. Delivery trucks will have to back up into the loading dock area. Lighting will be downcast lighting. A dumpster is not shown on the submitted site plan set. All dumpsters must be screened. The Applicant stated that they will be able to use the existing curb cuts into the property from Wells Street.



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MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 5:0 to forward a positive recommendation to the ZBA on the application of David Nunez for property located at 46 Wells Street (Assessor's Map 58, Lot 11), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-8.3, 200-8.4, and the Table of Uses of the Zoning Ordinance in order to allow the production and storage of gourmet frozen stuffed bananas at this location with the following suggested conditions:

1. All recommendations of the Department of Public Works in their memo dated December 17, 2018 shall be adhered to;
2. All recommendations of the Department of Planning and Development in their memo dated December 19, 2018 shall be adhered to;
3. A screened dumpster shall be shown on the site plan.

Discussion Items:

a. Proposed Zoning Amendments.

The Board discussed the following potential upcoming zoning amendments:

- Use Schedule Review;
- Minor zoning amendments;
- Height of solar panel poles for residential scale ground-mounted solar installations;
- Street Lighting (Subdivision Regulations);
- Low Impact Development (LID), both zoning and subdivision regulations;
- Parking regulations; and
- Potential meeting with the Sustainable Greenfield Implementation Committee for an update (February 21st or March 28th).

Adjournment:

MOTION: Moved by Desorgher, seconded by Roberts, and voted 5:0 to adjourn the Planning Board meeting at 8:16 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development