



William F. Martin
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
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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)

GREENFIELD PLANNING BOARD Minutes of February 7, 2019

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:01 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: Eric Twarog, Director of Planning and Development; and Melinda Baughman

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 3:2:0 (Desorgher and Pottern abstained) to approve the meeting minutes of January 17, 2019.

ZBA Recommendations:

- a. Application of Melinda D. Baughman for property located at 26 Grinnell Street (Assessor's Map 27, Lot 4), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-6.3 and 200-8.3 of the Zoning Ordinance in order to allow a Home Occupation to hold small exercise classes of 1-4 people at this location.

Ms. Baughman presented her project to the Board. She currently teaches an eccentric exercise program using background music at another location but would like to add additional classes at her home at 26 Grinnell Street as a Home Occupation. The classes would consist of 1-4 people with 1-3 classes per week. The classes would be from 30-60 minutes long. There is enough parking for 4 vehicles in her driveway plus they have a two-car garage. There is also enough on-street parking for about 4 vehicles. Roberts inquired about whether classes would be held if there is a snow storm because of the snow plowing. Ms. Baughman stated that she would cancel classes if there is a snow storm. The Board had no additional questions or concerns.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Melinda D. Baughman for property located at 26 Grinnell Street (Assessor's Map 27, Lot 4), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to



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Sections 200-6.3 and 200-8.3 of the Zoning Ordinance in order to allow a Home Occupation to hold small exercise classes of 1-4 people at this location.

Discussion Items:

a. Proposed amendments to the use schedules of the Zoning Ordinance.

Smith reviewed the proposed amendments with the Board. The Board discussed the proposed amendments. Director Twarog stated that he would incorporate all the changes the Board discussed as well as renumbering the use schedules based on the new marijuana use categories and get that to the Board in about a week or so. The Board agreed to continue the discussion on proposed amendments to the use schedules of the Zoning Ordinance to the March 7, 2019 meeting.

The Board reached consensus to cancel the February 21, 2019 meeting of the Board and hold a special meeting jointly with the Sustainable Greenfield Implementation Committee on February 28, 2019.

Smith mentioned the upcoming annual Citizen Planners Training Collaborative (CPTC) and recommended that all members attend the conference. She stated that there is a new course on Low Impact Development (LID) that would be good to attend as they will be reviewing the proposed LID recommendation for Greenfield soon. Smith suggested that all members who are interested in attending the conference register as soon as possible so that the City can issue a check to CPTC in advance for all attendees.

Adjournment:

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to adjourn the Planning Board meeting at 8:56 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development