



William F. Martin
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
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eric.twarog@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 May 16, 2019

**John Zon Community Center
35 Pleasant Street, Greenfield**

The meeting was called to order by the Planning Board Chairperson at 7:05 p.m.

MEMBERS PRESENT: Linda Smith, Chair; Virginia Desorgher; George Touloumtzis; Charles Roberts, Vice-chair; and Alternates Jim Allen and Amy McMahon

ABSENT: Jamie Pottern

Allen was moved up to be a voting member for this meeting.

Approval of Minutes:

MOTION: Moved by Roberts, seconded by Desorgher, and voted 4:0:1 (Touloumtzis abstained) to approve the meeting minutes of April 18, 2019.

Discussion Items:

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

Health District: Consider

Add congregate housing by SP

- Also see Current Definitions Page 4. CONGREGATE HOUSING: A building or buildings consisting of independent and semi-independent dwelling units with some shared facilities and services occupied by not more than two (2) residents per dwelling unit, at least one (1) of whom is fifty-five (55) years of age or older, or physically handicapped or disabled
- Also see Current Definitions Page 10. SHARED HOUSING: A dwelling unit shared by more than four(4) but a maximum of six(6) residents, whether or not related to one another, each of whom is fifty-five (55) years of age or older
- Dwelling Unit: A single unit providing independent living facilities for one (1) or more persons including permanent provisions for cooking, living, sanitary and sleeping facilities independent of any other unit
- See also Family definition: Any number of individuals related by blood or marriage or not more than four (4) individuals not so related, living and cooking together on the premises as a



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- single housekeeping unit. Each additional unrelated individual over four (4) shall constitute another family.
- See also Lodging/ Boarding House definition: Page 6
 - Consider a definition of Supportive housing or Transitional housing. We also must consider state laws and regulations. What is the shelter on Wells Street considered?
 - Also noticed that (9) Mixed residential/office use in accordance with 200-7.10. We have no definition of Mixed Use
 - At an earlier meeting, the Board had come to a consensus on adding (17) Municipal or commercial parking lot or garage.

Central Commercial District: Consider

Move (24) Craft workshop and light assembly with related retail and (25% Retail sales Incidental ...) from SP to by right along with (21) Makerspace

Limited Commercial District: Consider

Under Purpose. Change to: The purpose of the Limited Commercial District is to provide areas for retail business. (deleting the rest of the sentence -serving the nonpedestrian and for automotive sales and services

This is where our discussion about the Use Regulations ended.

Under Board and Staff Reports: There was a discussion of our Recommendations to the ZBA and consideration of naming one or more Board members who would attend ZBA meetings as a liaison.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Roberts and voted 5:0:0 to adjourn the Planning Board meeting at 8:55 p.m.

Respectfully Submitted,

Linda Smith, Chair
Greenfield Planning Board