



William F. Martin
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
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 June 6, 2019

John Zon Community Center 35 Pleasant Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:03 p.m.

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

ABSENT: George Touloumtzis

ALSO PRESEDNT: Eric Twarog, AICP, Director of Planning and Development

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

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:0:1 (Pottern abstained) to approve the meeting minutes of May 16, 2019.

ZBA Recommendations:

- a. Application of Jeff Lapointe for property located at 10 Pierce Street (Assessor's Map 81, Lot 15), which is located in the Limited Commercial (LC) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E2), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a two-family home that is 85 square feet shy of the 10,000 square foot area requirement for two-family homes at this location.

The Board discussed the proposed building elevations.

MOTION: Moved by Roberts, seconded by Pottern, and voted 4:1:0 (Desorgher voted no) to forward a positive recommendation to the ZBA on the application of Jeff Lapointe for property located at 10 Pierce Street (Assessor's Map 81, Lot 15), which is located in the Limited Commercial (LC) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E2), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a two-family home that is 85 square feet shy of the 10,000 square foot area requirement for two-family homes at this location with the following suggestions:



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- 1) That the Applicant add a side porch facing Pierce Street;
- 2) That the Applicant add a second window on the second floor facing Pierce Street; and
- 3) That the Applicant add a second window on the first floor facing Pierce Street.

Desorgher wanted it clear in the record that she voted against a positive recommendation because she was against the suggested conditions. She stated that if not for the 85 square feet short of the area requirement, the two-family could be constructed by right with no requirements on design.

- b. Application of Kimberly A. Morse and Cari E. Clifford for property located at 390 Mohawk Trail (Assessor's Map R25, Lot 34C), 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 a twenty (20) percent reduction of the area requirement from 40,000 square feet to 32,000 square feet for a single family residential lot at this location.

The Board had no issues with this request.

MOTION: Moved by Desorgher, seconded by McMahan, and voted 5:0:0 to forward a positive recommendation to the ZBA on the application of Kimberly A. Morse and Cari E. Clifford for property located at 390 Mohawk Trail (Assessor's Map R25, Lot 34C), 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 a twenty (20) percent reduction of the area requirement from 40,000 square feet to 32,000 square feet for a single family residential lot at this location.

Discussion Items:

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

The Board continued its discussion of the Health (H), Central Commercial (CC), Limited Commercial (LC), and General Commercial (GC) zoning districts. The Board reached consensus to reconsider the residential districts when the Greenfield Affordable Housing Committee (GAH) has completed its work at the end of the calendar year. The Board discussed defining "mixed use". Director Twarog stated that he would do some research on how other communities define "mixed use" and provide that research prior to the June 20, 2019 meeting of the Board.

Adjournment:

MOTION: Moved by Roberts, seconded by Desorgher and voted 5:0:0 to adjourn the Planning Board meeting at 9:05 p.m.



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Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development