GREENFIELD PLANNING BOARD
Minutes of August 15, 2019
John Zon Community Center
35 Pleasant Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:04 p.m.

MEMBERS PRESENT: Charles Roberts, Chair; Virginia Desorgher, Vice-chair; George Touloumtzis; Jim Allen; and Alternate Amy McMahan

ABSENT: Jamie Pottern, Clerk

ALSO PRESENT: Amy Clarke

Approval of Minutes:

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

Presentations:

a. Presentation on preliminary findings of the Affordable Housing Committee by Virginia Desorgher and Amy Clarke.

The Committee was appointed by the City Council because of the deaths of two people and the City Common camping issue. The two co-chairs are Mike Penska and Amy Clarke. The other committee members are: Amy Timmons, Kelly Pevreivo, Judy Paper, Barbara Zaccheo, Virginia Desorgher, Councilor Otis Wheeler, Garth Sudreyfelt, MJ Adams, Director of Economic and Community Development, and Pam Schwartz. They are recommending a permanent citizen advocacy housing partnership that will advocate housing first, will tackle the most difficult cases first and the worst chronic housing and services. Section 8 vouchers for non-seniors and disabled persons were discussed. Section 8 vouchers are problematic because housing is not affordable in Greenfield or Turners Falls. Friends of Hampshire County Homeless have built three (3) residences for the homeless in Hampshire County, the first one for youth. It is good to start with homeless youth. Joe Ruggeri is part of Greenfield Housing Associates, Inc. which is a non-profit group that creates opportunities for the Greenfield Housing Authority. The Greenfield Housing Authority did the Winslow Building Project consisting of 55 Single Room Occupancy (SRO) units. The existing shelter houses 40 people but was built for 20 people. The existing Salvation Army facility will be a
warming shelter this winter (December 1st to April 1st). Service Net will train volunteers but they need staff. The following units were identified:

- Oak Courts: 74 Units
- Sullivan House: 10 Units
- Elm Terrace: 108 Units (elderly/disabled)
- Morgan Allen House: 19 Units

The following ideas were discussed:

- Housing by right;
- 2-Family/3-Family Homes;
- Fewer special permits;
- Accessory Dwelling Units (ADUs);
- Zoning relief (reduced limits);
- Cluster zoning (minimum lot size 4 units per acre);
- Mixed use zoning;
- Community Development Block Grants (CDBG) for housing rehab; and Early intervention for homelessness.

The Citizens Housing and Planning Association (CHAPA) did a study on who shows up at planning board meetings, older white people. Paul Vien’s project on Fort Square of 20 affordable units was mentioned (frontage, lot size impediments).

ZBA Recommendations:

a. Application of Greenfield High School c/o George VanDelinder for property located at Veteran’s Memorial Field House (Assessor’s Tax Map 110, Lot 14) for a special permit pursuant to Sections 200-6.7(F), and 200-8.3 of the Zoning Ordinance in order to allow the installation of a free-standing sign for the Greenfield High School at this location.

Allen inquired on who George VanDelinder is. Touloumtzis suggested a time limit for illumination of the proposed sign. It should be shut off completely overnight. Desorgher stated that all abutters within 300 feet of the proposed location will be notified of the ZBA public hearing. She stated that the ZBA will decide on color, messaging and blinking for the sign. Touloumtzis inquired whether zoning distinguishes between illuminated and ____? He stated that without a presentation, it’s hard to know. Desorgher suggested that the Board not forward a recommendation.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0:0 to not forward a recommendation to the ZBA on the application of Greenfield High School c/o George VanDelinder for property located at Veteran’s Memorial Field House (Assessor’s Tax Map 110, Lot 14) for a special permit pursuant to Sections 200-6.7(F), and 200-8.3 of the Zoning Ordinance in order to allow the installation of a free-standing sign for the Greenfield High School at this location.
Discussion Items:

a. Water Supply Protection District (WP), Section 200-4.14 of the Zoning Ordinance,

The Board discussed this section of the Greenfield Zoning Ordinance. The Board discussed doing a site visit at the property for the proposed solar project at 1417 Bernardston Road.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Allen and voted 4:0 to adjourn the Planning Board meeting at 8:49 p.m.

Respectfully Submitted,

Amy McMahan
Greenfield Planning Board