



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 (2022)
Desorgher, Virginia (2022)
McMahan, Amy (2021)
Pottern, Jamie (2021)
Roberts, Charles (2020)
Touloumtzis, George (2021)

**GREENFIELD PLANNING BOARD
JOINT PUBLIC HEARING WITH THE ECONOMIC DEVELOPMENT
COMMITTEE
Minutes of November 21, 2019
6:00 p.m.**

**John Zon Community Center
35 Pleasant Street**

CHAIRPERSON STATEMENT: This meeting is being recorded by the Planning Board. If any other persons present were doing the same they must notify the chairperson at this time. No one responded.

Chairperson Charles Roberts called meeting for Planning Board open at 6:22 p.m. and took roll call for the Planning Board:

PB MEMBERS PRESENT: Charles Roberts, Chair; Virginia Desorgher, Vice-chair; and George Touloumtzis

PB MEMBERS ABSENT: Jamie Pottern; James Allen; and Alternate Amy McMahan

Chairperson Ashley Stempel called the meeting to order at 6:23 p.m. and took roll call for the Economic Development Committee:

EDC MEMBERS PRESENT: Councilors Ashli Stempel, Penny Ricketts, and Timothy Dolan,

EDC MEMBERS ABSENT: Wanda Muzyka-Pyfrom and Mark Berson.

ALSO PRESENT: Eric Twarog, Director of Planning and Development; and Melina Bourdeau, *the Greenfield Recorder*

PUBLIC HEARING Chairperson Roberts opened the Public Hearing at 6:23 pm and read the following Public Hearing notice:

PUBLIC HEARING NOTICE

The Greenfield City Council Economic Development Committee and Planning Board will hold a joint public hearing on Thursday, November 21, 2019 at 6:00 p.m., at the John Zon Community Center, 35 Pleasant Street, Greenfield, MA, to consider the following proposed amendments to the Greenfield Zoning Ordinance:

- 200-4.6 HEALTH SERVICE DISTRICT:



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- Add the existing use category “municipal or commercial parking lot or garage” as a use allowed by special permit from the Zoning Board of Appeals within the H District. Currently, this use is not allowed within the H District.
- 200-4.7 CENTRAL COMMERCIAL DISTRICT
 - Add a new use “makerspace” as a use allowed by right within the CC District;
 - Add a new use “craft workshop and light assembly with retail component” as a use allowed by right within the CC District;
 - Add a new use “automated vending kiosks” as a use listed within existing # 16 under uses allowed by right; and
 - Add the existing use category “retail sales incidental to a permitted use or use allowed by special permit” as a use allowed by special permit from the Zoning Board of Appeals. Currently, this use is not allowed within the CC District.
- 200-4.8 LIMITED COMMERCIAL DISTRICT; 200-4.9 GENERAL COMMERCIAL DISTRICT
 - Add a new use “makerspace” as a use allowed by right within the LC and GC Districts;
 - Add a new use “craft workshop and light assembly with retail component” as a use allowed by right within the LC and GC Districts;
 - Add a new use “automated vending kiosks” as a use listed within existing # 22 under uses allowed by right in Section 200-4.8, Limited Commercial;
 - Add a new use “automated vending kiosks” as a use listed within existing # 23 under uses allowed by right in Section 200-4.9, General Commercial;
 - Add the existing use category “mixed residential/business uses” as a use allowed by right within both the LC and GC Districts. Currently, this use is only allowed by special permit in these districts.
 - Add the existing use category “sale, leasing, repair and servicing of new and used motor vehicles with a Class 1 Motor Vehicles License issued by the City of Greenfield” as a use allowed by special permit within both the LC and GC Districts. Currently, this use is only allowed by special permit within the CC District;
 - Amend the existing use category “self storage” from a use allowed by right within the LC District to a use allowed by special permit; and
 - Add the existing use category “retail sales incidental to a permitted use or use allowed by special permit” as a use allowed by right within the LC and GC Districts. Currently, this use is not allowed within the LC and GC Districts.
- 200-4.10 OFFICE DISTRICT
 - Add a new use “makerspace” as a use allowed by right within the O District;
 - Add a new use “craft workshop and light assembly with retail component” as a use allowed by right within the O District;
 - Add the existing use category “mixed residential/business uses” as a use allowed by special permit from the Zoning Board of Appeals within the O District. Currently, this use is not allowed within the O District; and
 - Add the existing use category “retail sales incidental to a permitted use or use allowed by special permit” as a use allowed by special permit from the Zoning Board of Appeals. Currently, this use is not allowed within the O District.



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- 200-4.11 GENERAL INDUSTRY DISTRICT; 200-4.12 PLANNED INDUSTRY DISTRICT
 - Add the existing use category “greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have been produced on the premises” as a use allowed by right within the PI District to be consistent with M.G.L. Ch. 40A, Section 3;
 - Add the existing use category “bus or railroad passenger terminal or taxi dispatch” as a use allowed by special permit from the Zoning Board of Appeals within the GI District. Currently, it is not allowed within the GI District;
 - Add the existing use category “sale or leasing of motor vehicles, boats, farm implements, campers or other vehicles or heavy equipment” as a use allowed by special permit from the Zoning Board of Appeals within the GI District. Currently, this use is not allowed within the GI District;
 - Add the existing use category “sale, leasing, repair, and servicing of new and used motor vehicles with a Class 1 Motor Vehicle license issued by the City of Greenfield” as a use allowed by special permit from the Zoning Board of Appeals within the GI District. Currently, this use is not allowed within the GI District;
 - Add the existing use category “service and repair shops for appliances, small equipment, business and consumer products” as a use allowed by special permit from the Zoning Board of Appeals within the GI District. Currently, this use is not allowed within the GI District;
 - Add a new use “makerspace” as a use allowed by right within the GI and PI Districts;
 - Add a new use “craft workshop and light assembly with retail component” as a use allowed by right within the GI and PI Districts;
 - Add a new use “automated vending kiosks” as a use listed within existing # 17 under uses allowed by right within the GI District;
 - Add a new use “automated vending kiosks” as a use listed within existing # 15 under uses allowed by right within the PI District;
 - Add the existing use category “mixed residential/business uses” as a use allowed by special permit from the Zoning Board of Appeals within the GI District. Currently, this use is not allowed within the GI District;
 - Remove the existing use category “hotel, motel, or inn” as a use allowed by special permit within the GI District;
 - Remove the existing use category “conference center” as a use allowed by special permit within the GI District;
 - Add the existing use category “multi-family dwelling in accordance with Section 200-7.2” as a use allowed by special permit from the Zoning Board of Appeals within the GI District. Currently, this use is not allowed within the GI District;
 - Add the existing use categories “accessory dwelling unit, within”, “accessory dwelling unit, attached”, and “accessory dwelling unit, detached” as uses allowed by special permit from the Zoning Board of Appeals within the GI District. Currently, these uses are not allowed within the GI District;
 - Add the existing use category “retail establishment” as a use allowed by right within the GI District. Currently, this use is not allowed within the GI District; and



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- Add the existing use category “restaurant, bar, or lounge for serving food or drinks primarily within the building” as a use allowed by right within the GI District. Currently, this use is not allowed within the GI District.
- ARTICLE II - DEFINITIONS §200-2.1. TERMS AND WORDS
 - **CRAFT WORKSHOP AND LIGHT ASSEMBLY WITH RELATED RETAIL --** *A shop that sells goods made by hand such as decorative objects, clothing, and household tools to include the materials and tools used for making such goods.*
 - **LIGHT INDUSTRY AND MANUFACTURING --** *A section of an economy's secondary industry characterized by less capital-intensive and more labor-intensive operations for the production of small goods. Products made by an economy's light industry tend to be targeted toward end consumers rather than other businesses.*
 - **MAKERSPACE –** *An enterprise that provides technology, equipment, and educational opportunities to the public. They are typically funded by membership fees or through affiliations with external organizations such as universities, for-profit companies, non-profit organizations, and municipalities and allow members to design, prototype, and manufacture items using tools that would otherwise be inaccessible or unaffordable.*
 - **AUTOMATED VENDING KIOSK –** *An automated machine that provides items such as snacks, beverages, cigarettes, lottery tickets, and other goods to consumers after money, a credit card, or specially designed card is inserted into the machine.*
Amend the existing definition of “retail business” so that it includes internet retail sales.
 - **RETAIL BUSINESS Establishment--** Premises used for the retail sale of goods for personal or business use *to include internet retail sales*, and also premises used for personal, business or household services. Does not include retail businesses elsewhere defined or permanent or on-going tag, yard, garage, or barn sales.

The City Council may consider the same on Wed., December 18, 2019 at 7:00 p.m. at the John Zon Community Center, 35 Pleasant Street, Greenfield, MA 01301. Materials can be obtained from the City Clerk’s Office, 14 Court Sq. from 8:30 a.m.-5:00 p.m., Mon. - Fri. or phone 413-772-1555, x. 6163 or at the Department of Planning and Development at 20 Sanderson St., Room 203 from 8:00 a.m. - 4:00 p.m., Mon. - Fri. or phone at 413-772-1549.

Respectfully submitted,
Ashli Stempel, Economic Development Committee Chairperson
Charles Roberts, Planning Board Chairperson

Chairperson Roberts read from a written statement to give the history and purpose of the proposed zoning amendments to the use schedule of the Greenfield Zoning Ordinance which is hereby made a part of these meeting minutes.

Public Input Portion of the Joint Public Hearing

Chairperson Roberts read a written statement submitted by Al Norman into the public record. Discussion ensued on the submitted comments.



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No additional public input was received.

Chairperson Stempel thanked the members of the Planning Board for their work on the proposed amendments. The EDC stated that Councilor Isaac Mass had concerns on the proposed definition of “automated vending kiosk”. Discussion ensued on potential revisions to this proposed definition. Councilor Dolan also thanked the members of the Planning Board for their work on the proposed amendments.

MOTION: On a motion by Planning Board member Touloumtzis, seconded by Planning Board member Desorgher, it was unanimously

VOTED: TO CLOSE THE PLANNING BOARD PUBLIC HEARING ON THE PROPOSED ZONING AMENDMENTS AT 7:03 PM.

Planning Board Chairperson Roberts announced that the Planning Board will hold their deliberations on Thursday, December 5, 2019, at 7:00 p.m., at the John Zon Community Center.

MOTION: On a motion by Councilor Stempel, it was unanimously,

VOTED: TO CLOSE THE EDC PUBLIC HEARING ON THE PROPOSED ZONING AMENDMENTS AT 7:03 PM.

MOTION: On a motion by Councilor Stempel, it was unanimously,

VOTED: TO FORWARD A POSITIVE RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED AMENDMENTS TO THE USE SCHEDULE OF THE ZONING ORDINANCE.

Adjournment:

MOTION: Moved by Roberts, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 7:06 p.m.

MOTION: Moved by Councilor Dolan, seconded by Councilor Ricketts, and voted 3:0 to adjourn the EDC meeting at 7:08 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development