GREENFIELD PLANNING BOARD
Minutes of December 5, 2019
7:00 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.

Chairman Charles Roberts called meeting open at 7:01 p.m.

PB MEMBERS PRESENT: Charles Roberts, Chair; Virginia Desorgher, Vice-chair; Jamie Pottern, Clerk; George Touloumtzis; and James Allen

PB MEMBERS ABSENT: Alternate Amy McMahan

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Councilor Otis Wheeler; Councilor Tim Dolan; and Melina Bourdeau, Greenfield Recorder

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Allen, and voted 4:0:1 (Pottern abstained) to approve the meeting minutes of the joint public hearing with the EDC held on November 21, 2019 as amended.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 4:0:1 (Pottern abstained) to approve the meeting minutes of November 21, 2019 as amended.

Public Hearings:

a. 7:00 p.m.: Application of the City of Greenfield for property located at the end of Laurel Street (180 Laurel Street Extension, Assessor’s Map R41, Lot 2), which is located in the General Industry (GI) Zoning District, for Definitive Subdivision Plan approval pursuant to Section 880-9 of the Subdivision Regulations in order to return the property to a single lot by eliminating existing lot lines and the hammerhead road. This is a modification of the Definitive Subdivision Plan approved by the Planning Board on July 3, 2014.
Chairman Roberts opened up the public hearing at 7:15 p.m. and read the public hearing notice into the record. Director Twarog presented the plan to the Board. Roberts read review correspondence from the Health Department that had no comments or concerns and from the Engineering Superintendent who had no comments or issues.

Chairman Roberts opened up the public hearing for public comment at 7:20 p.m.

Ronald B. Weeks, 165 Wisdom Way, Greenfield
Mr. Weeks stated that he has no objections to the proposed Definitive Subdivision Plan as he would like to see the property completely cleaned up and put back on the tax rolls. He requested that the City notify neighborhood residents of on-going activities relative to the former Bendix site.

Kathy Boliski, 165 Wisdom Way, Greenfield
Ms. Boliski stated that she has no objections to the proposed Definitive Subdivision Plan.

Otis Wheeler, Precinct Councilor
Councilor Wheeler stated that he supports the plan and would like to see the property completely cleaned up and put back on the tax rolls.

Chairman Roberts closed the public hearing for public comment at 7:33 p.m.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 5:0:0 to approve the application of the City of Greenfield for property located at the end of Laurel Street (180 Laurel Street Extension, Assessor’s Map R41, Lot 2), which is located in the General Industry (GI) Zoning District, for Definitive Subdivision Plan approval pursuant to Section 880-9 of the Subdivision Regulations in order to return the property to a single lot by eliminating existing lot lines and the hammerhead road. This is a modification of the Definitive Subdivision Plan approved by the Planning Board on July 3, 2014.

Action Items:

a. Planning Board deliberation on the proposed zoning amendments relative to the use schedule of the Greenfield Zoning Ordinance.

Desorgher stated that the only item that came up at the public hearing was the definition of “automated vending kiosk”. She recommended the following revised definition:

AUTOMATED VENDING KIOSK – An automated machine that provides items such as snacks, beverages, cigarettes, lottery tickets, and other goods to consumers after a financial transaction takes place—money, a credit card, or specially designed card is inserted into the machine.
MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 4:0:1 (Pottern abstained) to forward a positive recommendation to the City Council on the proposed zoning amendments to the Use Schedule of the Zoning Ordinance submitted by the Planning Board to the City Council on July 12, 2019 with the following minor amendment - Change the definition of “automated vending kiosk” to the following:

*AUTOMATED VENDING KIOSK* – An automated machine that provides items such as snacks, beverages, cigarettes, lottery tickets, and other goods to consumers after a financial transaction takes place - money, a credit card, or specially designed card is inserted into the machine.

Discussion Items:

a. Proposed zoning amendments relative to residential uses put forth by Councilors Otis Wheeler and Tim Dolan.

The Board discussed the proposed amendments to the Urban Residential (RA) District. Chairman Roberts suggested using the memo prepared by the Department of Planning and Development dated December 4, 2019 as a guide for discussion which is hereby made a part of these meeting minutes. The Board discussed potential impacts to existing infrastructure as a result of the proposed zoning amendments. The Board reached consensus that the proposed amendments to the RA District should move forward as presented. The Board discussed the proposed amendment to the parking regulations. The Board suggested to Councilors Wheeler and Dolan that they consider the parking recommendations in the memo prepared by the Department of Planning and Development dated December 4, 2019. The Board discussed the proposed amendments to the Accessory Dwelling Unit (ADU) Ordinance. The Board reached consensus to allow ADUs by right in all districts except the Planning Industry (PI) and Office (O) Districts.

Adjournment:

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 5:0 to adjourn the Planning Board meeting at 9:15 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development