



Roxann Wedegartner
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 (2022)
McMahan, Amy (2021)
Pottern, Jamie (2021)
Roberts, Charles (2020)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD **Minutes of April 29, 2020** **6:00 p.m.**

Webex Meeting

Chairman Charles Roberts called the Planning Board meeting open at 6:05 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

PB MEMBERS PRESENT: Charles Roberts, Chair; Jamie Pottern, Clerk; George Touloumtzis; and Jim Allen

PB MEMBERS ABSENT: Amy McMahan

ALSO PRESENT: Mayor Roxann Wedegartner; Eric Twarog, Director of Planning and Development; and Councilor Philip Elmer

a. Planning Board Deliberation and Recommendation on the Proposed Zoning Amendments Submitted by Councilors Dolan and Wheeler.

Mayor Wedegartner made an opening statement that Greenfield's Charter allows the Mayor to sit on any multi-member board or commission. She is allowed to deliberate but not vote. She stated that she is here to mostly listen and to answer any questions the Board may have.

Chairman Roberts opened up the meeting to public comment on the proposed zoning amendments at 6:10 p.m.

Public Input

John Bailey, 32 West Street, Greenfield

Mr. Bailey stated that he supports all of the proposed zoning amendments.

Philip Elmer, 28 Chestnut Hill Road, Greenfield

Councilor Elmer stated that he has many thoughts and concerns on the proposed zoning amendments. He stated that he is mostly concerned about the proposed amendments to the dimensional requirements of the RA and SR Districts. The RA District covers a large geographic extent with different types of neighborhoods. He doesn't think that one size fits all and that the RA District should be analyzed to see if it could be broken up into different zoning districts.



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Chairman Roberts closed the meeting to public comment on the proposed zoning amendments at 6:18 p.m.

The Board discussed the official version of the proposed zoning amendments dated December 8, 2019 versus the March 4, 2020 version submitted to the EDC. Chairman Roberts stated that he would like to take up the proposed zoning amendments one at a time following the order in the review memo prepared by the Department of Planning and Development dated April 28, 2020, which is hereby made a part of these meeting minutes. He read the first portion of the review memo into the record with recommendation on the proposed zoning amendments relative to definitions of “Family”, “Single Housekeeping Unit”, “Dwelling, Three Family”, and “Dwelling, Multi-Family”.

Pottern stated that she supports the proposed definitions of “Dwelling, Three Family”, and “Dwelling, Multi-Family” and is in favor of eliminating or amending the definition of “family”. Allen stated that he is concerned about the proposed amendment to the definition of “family” relative to the 2020 US Census. Both Mayor Wedegartner and Director Twarog stated that the US Census is distinct and separate from local zoning. Chairman Roberts stated that he supports the proposed definitions of “Dwelling, Three Family”, and “Dwelling, Multi-Family” but is concerned about eliminating or amending the definition of “family”. He stated that more consideration should be given to revising or eliminating the current definition of “family”. Touloumtzis also stated that he supports the proposed definitions of “Dwelling, Three Family”, and “Dwelling, Multi-Family”. He stated that he is still unclear about how any amendment to the definition of “family” may conflict with the State Building Code or other Mass. General laws, but recognized the validity of concerns about the current definition raised by many of the public comments. Chairman Roberts stated that the definition of “family” should be based on health and safety. The Board discussed the potential impacts of eliminating or revising the definition of “family”. Director Twarog pointed out the state definition of “lodging/boarding house”. The Board discussed getting a legal opinion on this. Allen suggested revising the definition of “family” to no more than 5 or 6 unrelated individuals. The Board reached consensus to continue the deliberation on these proposed amendments to the May 7th meeting of the Planning Board. The Board also reached consensus to obtain a legal opinion on this for the May 7th meeting.

Chairman Roberts read from the review memo from the Department of Planning and Development relative to the proposed amendments to the dimensional requirements of the Urban Residential/Semi-Residential Districts. Pottern stated that this one is a tough one. She agrees with Councilor Elmer on the large geographic extent and diversity of neighborhoods within the RA District. She stated that a study should be done on potential new or altered zoning districts as well as a study on the infrastructure capacity within these districts. Allen stated that he is concerned about the impact to neighborhoods given the diversity of neighborhoods with these districts. Touloumtzis thanked Director Twarog for pointing out Sections 200-5.3, Subsections C, D, and E. These existing sections of the Zoning Ordinance do accomplish some of the goals of the proposed zoning amendments. He stated that an infrastructure/buildout analysis should be done as stated by Jamie Pottern. Chairman Roberts suggested that the 20% provision under Section 200-5.3(E) be allowed by right with approval



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from the Planning Board. The Board discussed whether to forward a recommendation to the City Council to withdraw these proposed amendments with specific recommendations. The Board reached consensus to continue the deliberation of these proposed amendments to the May 7th Planning Board Webex meeting.

Chairman Roberts read from the review memo from the Department of Planning and Development relative to the proposed amendments to residential uses within existing districts. The Board discussed the proposed amendments to the use schedule and reached consensus to forward a recommendation to the City Council on these.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 3:1:0 (Allen voted against) to forward a positive recommendation to the City Council on the proposed zoning amendments to the use schedule of the Zoning Ordinance relative to expanding residential uses within existing districts as stated in the December 8, 2019 document prepared by Councilors Tim Dolan and Otis Wheeler with the following recommendation:

Add the existing use category “single-family dwelling” as a use allowed by right within the GC District. Currently, this use is currently only allowed by special permit in this district.

Chairman Roberts read from the review memo from the Department of Planning and Development relative to the proposed amendments to Section 200-6.5 - Parking Requirements of the Zoning Ordinance. The Board discussed the proposed amendments and reached consensus that they support the proposed revised amendments to the parking requirement but that further study and research needs to be done broadly on all off-street parking requirements.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 3:0:1 (Allen abstained) to forward a positive recommendation to the City Council on the proposed zoning amendments to Section 200-6.5 - Parking Requirements of the Zoning Ordinance as stated in the March 4, 2020 document prepared by Councilors Tim Dolan and Otis Wheeler with the following recommendation:

That further broader study and research be done on the parking requirements of the Zoning Ordinance.

The Board reached consensus to deliberate on the proposed amendments to the Accessory Dwelling Unit Ordinance at their May 7, 2020 Webex meeting.

Next Meeting

The next meeting of the Planning Board is May 7, 2020. This meeting will be a Webex meeting.



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Adjournment:

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 4:0 to adjourn the Planning Board meeting at 8:25 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development