



Roxann Wedegartner  
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)  
Maloni, Mark (2023)  
McMahan, Amy (2021)  
Pottern, Jamie (2021)  
Roberts, Charles (2020)  
Touloumtzis, George (2021)

## GREENFIELD PLANNING BOARD Minutes of July 2, 2020 6:00 p.m.

### Webex Meeting

Chairman Charles Roberts called the Planning Board meeting open at 6:02 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, Chairman; Jamie Pottern, Clerk; George Touloumtzis; Jim Allen; and Alternate Mark Maloni

**PB MEMBERS ABSENT:** Alternate Amy McMahan

**ALSO PRESENT:** Doug Clark, Green River Cemetery Association; Irene Woods, Director of Children’s Advocacy Center of Franklin and North Quabbin; Bill Benson: Board President, of Children’s Advocacy Center of Franklin and North Quabbin; and Jennifer Bache, 316 Silver Street

The Board welcomed Mark Maloni as an Alternate on the Board.

#### Approval of Minutes:

**MOTION:** Moved by Touloumtzis, seconded by Pottern, and voted 4:0:0 to approve the meeting minutes of June 4, 2020.

#### Public Hearings:

- a. Application of Children’s Advocacy Center of Franklin and North Quabbin, Inc. for property located at 56 Wisdom Way (Assessor’s Tax Map R42, Lot 98), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-6.11(C3), and 200-8.3 of the Zoning Ordinance in order to allow a Common Driveway at this location to serve both 56 Wisdom Way and the Green River Cemetery.

The shared driveway is not being altered in any way. The special permit is required in order for the Children’s Advocacy Center to buy the house they are currently leasing from the Cemetery. Representatives from the Green River Cemetery and the Children’s Advocacy Center shared no objections. The Board saw no issues or objections.



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Public comment period closed at 6:15 p.m.

**MOTION:** Moved by Touloumtzis; seconded by Pottern; and voted 4:0:0 to approve the application of Children’s Advocacy Center of Franklin and North Quabbin, Inc. for property located at 56 Wisdom Way (Assessor’s Tax Map R42, Lot 98), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-6.11(C3), and 200-8.3 of the Zoning Ordinance in order to allow a Common Driveway at this location to serve both 56 Wisdom Way and the Green River Cemetery.

ZBA Recommendation:

- a. Application of Jennifer Bache for property located at 316 Silver Street (Assessor’s Map 112, Lot 2), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-4.11(C26), 200-7.18 and 200-8.3 of the Zoning Ordinance in order to allow the construction of an attached Accessory Dwelling Unit consisting of a two-car garage and one bedroom apartment at this location.

Applicant Jennifer Bache shared that she is planning to build an ADU for her parents to live in as they age, as well as to add a garage, since the home does not currently have one. Roberts and Touloumtzis asked about the driveway and parking. Bache indicated there will be sufficient room and that there won’t be any change to access from the road. Roberts expressed concerns about the driveway due to the slope, but Bache shared that there is sufficient room on the lower grade, which is relatively flat. She believes very little grading will be needed. This is difficult to see from the plan and from the street.

The Board reviewed Mark Snow’s comments from May 26, 2020. The Board advises that the ZBA way want to get further clarity on the actual square footage figures of habitable and uninhabitable space. The Board did not think that Snow’s suggestion to condition future bedrooms was necessary since the ADU ordinance stipulates that bedrooms can’t be changed. Similarly, the Board did not think it is was necessary add the deck to the plan, since the ADU ordinance does not mention or address decks.

The Planning Board suggests that the ZBA review Mark Snow’s full comments from May 26, 2020.

Touloumtzis wanted to note that adding a garage was not anticipated by the ADU ordinance. However, the Board discussed that a garage could be built by-right, and then one could add an ADU by special permit. While this may not be an issue, it a future discussion about garages and ADUs may be warranted.



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**MOTION:** Moved by Pottern; seconded by Touloumtzis; and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of Jennifer Bache for property located at 316 Silver Street (Assessor’s Map 112, Lot 2), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-4.11(C26), 200-7.18 and 200-8.3 of the Zoning Ordinance in order to allow the construction of an attached Accessory Dwelling Unit consisting of a two-car garage and one bedroom apartment at this location with the suggestion that the ZBA members review Mark Snow’s comments from May 26, 2020.

### Board and Staff Reports

Touloumtzis and Roberts shared that they did not get a hold of a potential Planning Board candidate. They will keep trying. The Planning Board still has a full-time vacancy that needs to be filled.

Touloumtzis shared that Citizen Planner Training Collaborative remote trainings are coming up.

Roberts mentioned that we will discuss ADUs further at our next meeting. Roberts recently attended a webinar about creating development options for ADUs, which provided impetus for further discussion. He suggested that we look at the possibility of prescriptive design guidelines.

### Adjournment:

**MOTION:** Moved by Pottern, seconded by Allen, and voted 4:0:0 to adjourn the Planning Board meeting at 7:02 p.m.

Respectfully Submitted,

Jamie Pottern, Clerk  
Greenfield Planning Board