



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

## GREENFIELD PLANNING BOARD Minutes of August 6, 2020 7:00 p.m.

### Webex Meeting

Chairman Charles Roberts called the Planning Board meeting open at 7:01 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:** Bryan Hobbs (610 Leyden Road)

Maloni was elevated to voting member status by Chairman Roberts for the vote on the meeting minutes.

#### Approval of Minutes:

**MOTION:** Moved by Maloni, seconded by Pottern, and voted 3:0:2 (Touloumtzis and Allen abstained) to approve the meeting minutes of July 16, 2020.

#### ZBA Recommendation:

- a. Application of Bryan Hobbs for property located at 610 Leyden Road (Assessor's Map R30, Lot 12), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow the conversion of a single family home on a legal nonconforming lot to a two-family home at this location.

The Board was unable to hear Mr. Hobbs due to a technological issue, so Chairman Roberts called his home phone number. Through that conversation the Board learned that the existing structure is a single-family house, which is about 20 years old, and in rough shape. The applicant will be tearing down the entire existing structure except for the garage, and the home will be rebuilt on the existing footprint. He will be converting the garage into a dwelling unit. The garage and the rebuilt house will consist of two dwelling units. The structure will not be coming any closer to the road. Currently there are 2 driveways with 30 feet of space for parking and room for four (4) spaces. No new curb cuts will



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

be needed. The property has a septic system approved for 5 bedrooms. It's a 4-bedroom project in total, and on town water.

The Board did not see any issue with this plan, and thinks this would be an improvement to the neighborhood.

**MOTION:** Moved by Roberts; seconded by Touloumtzis; and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of Bryan Hobbs for property located at 610 Leyden Road (Assessor's Map R30, Lot 12), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow the conversion of a single family home on a legal nonconforming lot to a two-family home at this location.

b. Application of Solidus, Inc. c/o Jennifer Miller for property located at 60 Newton Street (Assessor's Map 35, Lot 1), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow an addition to the existing building within the required front yard setback at this location.

There was not a representative for 60 Newton Street at the meeting as they were unavailable. The City told them late in the Building Permit process that they needed a special permit so it is not their fault that they could not attend. The following is the explanation from Planning Director Eric Twarog as to why they need a special permit:

60 Newton Street is considered a legal nonconforming lot since the existing building does not meet the current front yard setback requirement of 25 feet in the GC District. The existing building encroaches in the front yard setback by 17 feet. They are proposing a small addition to match the existing building front yard setback. They meet all other dimensional requirements of the Zoning Ordinance. Review comments from the DPW, Fire Dept. and Building Department state that they have no issues or concerns. They will be required to obtain a stormwater Connection permit as well as a Excavation/Trench permit from the DPW. The Department of Planning and Development has no issues or concerns.

Touloumtzis asked about whether there is any proposed change of type of use. Roberts replied that it looks like the applicant is doing an interior remodel to include a new entry, foyer, and conference room, accessible bathrooms, closet, office, kitchenette, and cubicles. Touloumtzis asked if the upper parking numbers included the parking that is being shared with the hairdresser business. The Board noted that it seems hard to know if the combined parking numbers is satisfied by the joint parking lot. The ZBA should get clarity on whether parking is adequate. There did not seem to be information in the plan about whether any new lighting is being proposed and the ZBA may want to get clarity on that. Touloumtzis noted he was pleased to see a guardrail, which would be very good for safety



# City of GREENFIELD, MASSACHUSETTS

Roxann Wedegartner  
Mayor

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

reasons. The Board strongly encourages the guard rail be incorporated into the project. The applicant might also consider adding bike racks.

**MOTION:** Moved by Touloumtzis; seconded by Pottern; and voted 4:0:0 to forward a positive recommendation to the ZBA on the application of Solidus, Inc. c/o Jennifer Miller for property located at 60 Newton Street (Assessor’s Map 35, Lot 1), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow an addition to the existing building within the required front yard setback at this location with a suggestion for the following issues to be addressed by the ZBA:

- Whether parking is adequate;
- Encouragement to install the guard rail as shown in the existing plan;
- Consider inclusion of a bike rack;
- Inquire about any new lighting being proposed at the site.

Maloni was elevated to voting member status for the remainder of the meeting.

### Action Items:

- a. Planning Board recommendation on the potential sale of City owned property (188 Main Street, Parcel 58-41).

The Board continued our conversation about our recommendation to the City. Touloumtzis, who was not at the last meeting, shared his thoughts. Allen reflected that it used to be a magazine store. The Board continued to reflect on ways that the town might consider using this unique property as a benefit to the downtown. Roberts suggested that if the property were sold it could be sold subject to an easement allowing public art for murals, for example. Pottern agreed with the creative use of the space for public art space, and the Board brainstormed local arts and economic development groups, such as the Downtown Greenfield Neighborhood Association, the Progress Partnership, and the public art committee whom the town should consider getting further input from. Such groups may have alternative visions for the space and there may be a champion who could help to realize such a vision. In light of the goals stated in the Greenfield Master Plan about envisioning a vibrant, walkable downtown Greenfield, the Board discussed other possible public uses at length that the town might consider, which are reflected in the final motion.

**MOTION:** Moved by Touloumtzis; seconded by Allen; and voted unanimously (5:0:0) that in keeping with the Greenfield Master Plan (Economic Development Chapter, Goal 3, Strategy 5) which envisions a vibrant, walkable downtown, to recommend to the City Council that the City retain the City-owned property (188 Main Street, Parcel 58-41) to be used for any or all of the following public purposes:

- Creation of an urban pocket park;
- For display of public art;



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

- **For potential lease to pop-up food vendors;**
- **A space for outdoor dining.**

b. Approval Not Required (ANR) Plan Endorsement for 155 S. Shelburne Road (Assessors Map 39, Lot 24).

**MOTION:** Moved by Touloumtzis; seconded by Roberts; and voted unanimously (5:0:0) to approve the ANR) Plan for 155 S. Shelburne Road (Assessors Map 39, Lot 24).

**MOTION:** Moved by Touloumtzis; seconded by Pottern; and voted unanimously (5:0:0) to authorize the Chairman to sign the ANR) Plan for 155 S. Shelburne Road (Assessors Map 39, Lot 24) on behalf of the full Board.

Discussion Items:

a. Discussion and prioritization of potential amendments to the Zoning Ordinance.

The Board is waiting for feedback and information from Planning Director Twarog.

Board and Staff Reports:

Roberts will follow up with Amy McMahan about her status on the Board.

Pottern will reach out to a potential member.

Roberts gave a quick Library update.

Adjournment:

**MOTION:** Moved by Touloumtzis, seconded by Maloni, and voted 5:0:0 to adjourn the Planning Board meeting at 8:47 p.m.

Respectfully Submitted,

Jamie Pottern, Clerk  
Greenfield Planning Board