



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 September 3, 2020 6:00 p.m.

Webex Meeting

Chairman Charles Roberts called the Planning Board meeting open at 6:01 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: Eric Twarog, AICP, Director of Planning and Development

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 4:0:0 to approve the meeting minutes of August 20, 2020 as amended.

Roberts moved Maloni up as a voting member.

Action Items:

a. Annual Reorganization

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 4:0:1 (Roberts abstained) to nominate Charles Roberts as Chair of the Planning Board.

MOTION: Moved by Pottern, seconded by Roberts, and voted 4:0:1 (Touloumtzis abstained) to nominate George Touloumtzis as Vice-Chair of the Planning Board.

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 5:0:0 to nominate Jamie Pottern as Clerk of the Planning Board.



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)

- b. Planning Board initiation of proposed amendment to Section 200-6.1. Nonconforming uses; of the Zoning Ordinance.

The Board discussed the proposed amendment and reached consensus to replace the word “impossible” under Section 200-6.1(B2) with the word “impracticable”.

MOTION: Moved by Touloumtzis; seconded by Pottern; and voted 5:0:0 to forward the proposed zoning amendments to Section 200-6.1, Nonconforming Uses; to the City Council to initiate the zoning amendment process.

- c. Approval Not Required (ANR) Plan Endorsement for 398 Colrain Road (Parcel R27-14A) submitted by Seam M. and Kathleen M. O’Sullivan.

The Board review the ANR Plan and reached consensus that it meets the criteria for endorsement.

MOTION: Moved by Touloumtzis; seconded by Pottern; and voted 5:0:0 to endorse the Approval Not Required (ANR) Plan for 398 Colrain Road (Parcel R27-14A) submitted by Seam M. and Kathleen M. O’Sullivan.

MOTION: Moved by Touloumtzis; seconded by Pottern; and voted 5:0:0 to authorize the Chairman to sign the ANR Plan for 398 Colrain Road (Parcel R27-14A) submitted by Seam M. and Kathleen M. O’Sullivan on behalf of the full Board.

Discussion Items:

- a. Review of the recommendations of the FRCOG for amendments to the Zoning Ordinance and Subdivision Regulations relative to Low Impact Development (LID) techniques.

The Board reviewed the proposed zoning amendments to incorporate Low Impact Development (LID) techniques in the Zoning Ordinance. Touloumtzis reviewed his comments with the Board to include correcting typos and seeking clarification on certain sections. The Board directed Twarog to incorporate the changes discussed and reached consensus to continue the discussion of these at the October 1, 2020 meeting of the Board. Touloumtzis reviewed his comments on the proposed amendments to the Subdivision Regulations to incorporate LID techniques with the Board. The Board reached consensus to continue the discussion of these at the October 1, 2020 meeting. The Board discussed potential education and outreach to the City Council and residents on these proposed amendments.

Board and Staff Reports:

Director Twarog reviewed the four (4) special permits approved by the ZBA on August 13, 2020 with the Board.



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)

Adjournment:

MOTION: Moved by Maloni, seconded by Touloumtzis, and voted 5:0:0 to adjourn the Planning Board meeting at 7:33 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development