



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.

Eash, Emily (2023)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of March 11, 2021 5:30 p.m.

Webex Meeting

Chairperson Charles Roberts called the Planning Board meeting open at 5:32 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, Chairperson; George Touloumtzis, Vice-chair; Emily Eash; and Alternate Mark Maloni

PB MEMBERS ABSENT: Alternate Amy McMahan

EDC MEMBERS PRESENT: Councilor Philip Elmer; Councilor Virginia Desorgher; Councilor Otis Wheeler; and Councilor Norman Hirschfeld

EDC MEMBERS ABSENT: Councilor Ashli Stempel-Rae

ALSO PRESENT: Anita Fritz of the Greenfield Recorder

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Eash, and voted 3:0:0 to approve the meeting minutes of March 4, 2021 as amended.

Public Hearings:

- a. **5:30 p.m.:** Joint Public Hearing of the EDC/Planning Board on the proposed Zoning Map Amendment to extend the existing General Commercial (GC) zoning district along Bernardston Road in the northeast section of Greenfield from Rural Residential (RC) to GC to the Bernardston town line by extending 500' from the road centerline of the west side of Bernardston Road; 500' from the road centerline of the east side of Bernardston Road to I-91; and changing the entirety of Parcels R10-5, R10-8, R10-8A, R10-9, and R10-13 north of I-91 and east of Bernardston Road from RC to GC.

Chairperson Roberts opened the Planning Board public hearing at 5:38 p.m. and took roll call: Touloumtzis present; Roberts present; Eash present. Roberts read the public hearing notice into the record. EDC Chairperson Desorgher opened the EDC public hearing at 5:40 p.m. and took roll call:



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.

Eash, Emily (2023)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

Councilor Wheeler present; Councilor Hirschfeld present; Councilor Elmer present; and Councilor Desorgher present. Chairperson Roberts reviewed the entire Zoning Map with the Board and Committee members as well as the specific Zoning Map amendment. Chairperson Roberts explained the Planning board’s rationale to the EDC. Chairperson Roberts opened the public hearing up for public comment at 5:49 p.m. No public comment. The public hearing was closed for public comment at 5:50 p.m. Councilor Wheeler asked if the affected landowners were notified of the proposed Zoning Map amendment. Director Twarog responded yes.

Councilor Ashli Stempel-Rae and Council President Penny Ricketts joined the meeting at 6:05 p.m.

Councilor Wheeler stated that as a Greenfield citizen, he does not support the proposed Zoning Map amendment and does not think that it is supported by the Master Plan. Touloumtzis responded that he believes that the Master Plan does support the proposed Zoning Map amendment in conjunction with the proposed amendment to the RC zone balancing protection of farmland with the encouragement of economic development.

MOTION: Moved by Eash, seconded by Touloumtzis, and voted 3:0:0 to close the joint public hearing at 6:19 p.m.

EDC MOTION: Moved by Desorgher, seconded by Elmer, and voted 5:0:0 to close the joint public hearing at 6:20 p.m.

Chairperson Roberts moved Maloni up as a voting member.

Action Items:

- a. Planning Board deliberation on the proposed Zoning Map Amendment to extend the existing General Commercial (GC) zoning district along Bernardston Road in the northeast section of Greenfield from Rural Residential (RC) to GC to the Bernardston town line by extending 500' from the road centerline of the west side of Bernardston Road; 500' from the road centerline of the east side of Bernardston Road to I-91; and changing the entirety of Parcels R10-5, R10-8, R10-8A, R10-9, and R10-13 north of I-91 and east of Bernardston Road from RC to GC.

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 3:0:0 to forward a positive recommendation to the City Council on the proposed Zoning Map Amendment to extend the existing General Commercial (GC) zoning district along Bernardston Road in the northeast section of Greenfield from Rural Residential (RC) to GC to the Bernardston town line by extending 500' from the road centerline of the west side of Bernardston Road; 500' from the road centerline of the east side of Bernardston Road to I-91; and changing the entirety of Parcels R10-5, R10-8, R10-8A, R10-9, and R10-13 north of I-91 and east of Bernardston Road from RC to GC.



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.

Eash, Emily (2023)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 3:0:0 to adjourn the Planning Board meeting at 6:36 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of the Department of Planning and Development