



Roxann Wedegartner
Mayor

City of
GREENFIELD, MASSACHUSETTS

PLANNING AND DEVELOPMENT

PLANNING BOARD

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MEETING NOTICE
GREENFIELD PLANNING BOARD

****John Zon Community Center****

35 Pleasant Street

Thursday, July 15, 2021

***** 6:00 p.m. *****

AGENDA – Revised June 22, 2021

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

1. Call to order by Chairperson
2. Approval of Meeting Minutes from June 3, 2021
3. Public Hearings:
 - a. **6:00 p.m.:** Application of Larry Roux for property located at 303 Leyden Road (Assessor's Tax Map R22, Lot 17), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C21), 200-8.3, and 200-8.4 of the Zoning Ordinance, in order to allow a change of the use group of an existing detached accessory building from Home Office to Accessory Dwelling Unit Detached at this location.
 - b. **6:15 p.m.:** Application of Tristan Evans for property located at 61 Pleasant Street (Assessor's Tax Map 69, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a modification of a special permit approved on August 3, 2017 pursuant to Sections 200-4.4(C20), 200-7.18, 200-8.3, and 200-8.4 of the Zoning Ordinance, in order to approve the as-built conditions of the Detached Accessory Dwelling Unit at this location.
4. Site Plan Review:
 - a. Application of Lloyd Phillips for property located at 301-307 Wells Street (Assessor's Tax Map 88, Lot 18), which is located in the General Industry (GI) Zoning District, for site plan review pursuant to Sections 200-4.1(C3) and 200-8.4 of the Zoning Ordinance, in order to allow the following site improvements at this location: new parking spaces and re-allocation of existing parking spaces to serve Four Phantoms Brewery, new signage painted onto the Wells Street façade, new building-mounted site lighting, new interior brew space and tap

room, and updated plumbing and electrical work.

- b. Application of Daniel Kelley for property located at 1164 Bernardston Road (Assessor's Tax Map R11, Lot 114), which is located in the General Commercial (GC) Zoning District, for site plan review pursuant to Sections 200-4.9(B29) and 200-8.4 of the Zoning Ordinance, in order to allow the installation of a 23-panel, 7.360 kW, 100 amp, ground-mounted solar PV system at this location.

5. Action Items:

- a. Proposed fencing plan for 347 Wells Street.
- b. Annual Reorganization.

6. Board and Staff Reports

7. Set next meeting date

8. Adjourn

* Please note that the list of topics in this notice was comprehensive at the time of posting, however the public body may consider and take action on unforeseen matters not specifically named in this notice.

Executive session may be called.

