



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)
Hussey, Nathaniel (2022)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD **Minutes of September 8, 2021** **6:00 p.m.**

Webex Meeting

EDC Chairperson Virginia Desorgher called the EDC meeting open at 6:01 p.m.

Chairperson Charles Roberts called the Planning Board meeting open at 6:01 p.m.

PB MEMBERS PRESENT: Charles Roberts, Chair; George Touloumtzis, Vice-chair; Emily Eash, Clerk; and Mark Maloni

PB MEMBERS ABSENT: Nathaniel Hussey and Alternate Amy McMahan

EDC MEMBERS PRESENT: Virginia Desorgher, Chair; Philip Elmer; and Norman Hirschfeld

EDC MEMBERS ABSENT: Ashley Stempel-Rae and Otis Wheeler

ALSO PRESENT: Council President Penny Ricketts; Councilors Tim Dolan and Christine Forgey; and Eric Twarog, Director of Planning & Development

Joint Public Hearing:

- a. In accordance with Home Rule Charter, the Economic Development Committee and Planning Board will hold a joint public hearing on Wed., September 8, 2021, at 6:00 p.m. via Remote Access: <https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=md2af4791cef0f89f0ff9957a577c34c9>, to consider the following proposed amendments to the Greenfield Zoning Ordinance:
- Extension of GI Zone on Map R42, to include all or a portion of lot 4 that would include the shop building and run all the way down the river.
 - Amendments to Chapter 200: Zoning; Section 7.17: Marijuana Establishments, including the addition of two definitions below and amending the ordinance where applicable to reflect the new definitions:
 - Marijuana courier
 - Marijuana delivery operator or delivery operator

Extension of GI Zone on Map R42

EDC Chairperson Desorgher opened the public hearing up at 6:03 p.m. The following project proponents were present: Allan and Janet Keyes, and Corrine Fitzgerald representing the Keyes. Desorgher read the public hearing notice into the record. Desorgher read the Keyes request into the



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record. Ms. Fitzgerald explained the zoning map amendment request to the EDC and Planning Board. Councilor Elmer inquired on what type of business is interested in the property. Ms. Fitzgerald responded that a marijuana outdoor grow cultivation business is interested in locating there. Touloumtzis asked for clarification on the zoning map request: is the proposal to extend the GI line over a portion of the RA zone of the property or the entire property as GI? Ms. Fitzgerald responded not the entire property but a portion of it where the existing commercial building is located. The portion of the lot with the existing residence would remain RA. Touloumtzis inquired of Director Twarog on how common it is for a lot to be split by more than one zoning district. Director Twarog responded that this is a common occurrence throughout the City and that the Zoning Ordinance has a section that deals with lots split by more than one zoning district. Councilor Hirschfeld inquired on the existing ROW/easement that the City has on the property and whether this would affect the proposed project. Ms. Fitzgerald responded that there is a City ROW/easement on the lower portion of the property but that it will not impact the proposed project.

Chairperson Desorgher opened up the public hearing for public comment. No public comment.

Amendments to Chapter 200: Zoning; Section 7.17: Marijuana Establishments

Chairperson Desorgher read the public hearing notice into the record and asked Director Twarog to provide a summary of the request. Director Twarog explained the proposed amendments to the EDC and Planning Board members.

Chairperson Desorgher opened up the public hearing for public comment. No public comment.

EDC MOTION: Moved by Elmer, seconded by Hirschfeld, and voted 3:0:0 to close the joint public hearing at 6:31 p.m.

PB MOTION: Moved by Touloumtzis, seconded by Eash, and voted 4:0:0 to close the joint public hearing at 6:31 p.m.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 4:0:0 to adjourn the Planning Board meeting at 6:38 p.m.

Respectfully Submitted,

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