



**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 November 4, 2021 6:00 p.m.

Webex Meeting

Chairperson Charles Roberts called the Planning Board meeting open at 6:03 p.m.

PB MEMBERS PRESENT: Charles Roberts, Chair; Mark Maloni; and Nathaniel Hussey

ABSENT: George Touloumtzis; Emily Eash; and Alternate Amy McMahan

ALSO PRESENT: Dani Letourneau, Chief of Staff; and Eric Twarog, Director of Planning and Development

Approval of Minutes:

MOTION: Moved by Roberts, seconded by Hussey, and voted 2:0:1 (Maloni abstained) to approve the meeting minutes of October 7, 2021 as amended.

ZBA Recommendations:

- a. Application of Smokey Leaf, LLC c/o Aman Kaur for property located at 45-49 Bank Row (Assessor's Tax Map 51, Lot 18), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C21); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a marijuana retail establishment at this location.

The following projects proponents were present: Brent White of White Engineering, Inc. and James McMahan. Mr. White presented the project to the Board to include photos of the property and the site plan and interior layout of the building. The Board inquired on deliveries to the facility. Mr. White responded that deliveries will be infrequent at a couple of times per week with a maximum of one delivery on a day. The average drop-off time for deliveries would be about 10-15 minutes. Daily on-site security will be provided for the facility. Hussey inquired if security vehicles are required for deliveries. Mr. McMahan responded that CCC regulations do not require security vehicles for deliveries. CCC regulations require two people per vehicle, one driver who stays in the vehicle and another to deliver the product. Roberts inquired on the existing façade of the building and whether improvements to it are proposed as part of this project. Mr. McMahan responded that only minor improvements to the exterior of the building are proposed to include pointing any areas that need it and repainting using the existing color. All existing signage will be removed with new signage that meets the Greenfield Zoning Ordinance as well as CCC regulations. Roberts inquired on the



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proposed overhead door. Mr. McMahon responded that CCC regulations require video cameras for all access points to include the proposed overhead door. Roberts inquired about the existing canopy over the main entrance. Mr. McMahon responded that all signage on the canopy will be removed and the canopy re-skinned. Hussey inquired on where IDs will be checked for people entering the facility. Mr. McMahon responded that an initial ID check will be done outside of the main entrance. The second ID verification check will be done in the security vestibule area. Roberts inquired on bicycle racks for the facility. Mr. White responded that bicycle racks will be installed in the location of the existing concrete stairs for use of people utilizing the facility. Roberts read review comments from the Department of Public Works and the Department of Planning and Development. Roberts asked if any other comments were received. Director Twarog responded that comments were received from the Health Department in the form of no issues or comments.

MOTION: Moved by Hussey, seconded by Maloni, and voted 3:0:0 to forward a positive recommendation to the ZBA on the application of Smokey Leaf, LLC c/o Aman Kaur for property located at 45-49 Bank Row (Assessor's Tax Map 51, Lot 18), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C21); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a marijuana retail establishment at this location.

Discussion Items:

- a. Proposed zoning amendments to Section 200-6.7, Signs, of the Zoning Ordinance.

Director Twarog gave a background on why proposed amendments to the Sign Ordinance are being done. Chief of Staff Letourneau also gave a summary of why proposed amendments to the Sign Ordinance are being done and the issues with the current sign ordinance. She stated that she has conferred with the Administrative Clerk for the Licensing Commission and that she and the Commission itself have no issues with eliminating License Commission approvals for projecting, awning, and sandwich board signs on or over the public ROW. The Board reached consensus to amend the sign ordinance to eliminate License Commission approvals for projecting, awning, and sandwich board signs on or over the public ROW. The Board also discussed setting standards for Electronic Messaging Centers. Director Twarog stated that he could have a draft prepared for the December 2, 2021 meeting of the Board for its consideration.

- b. Planning Board Priorities/Initiatives.

The Board reached consensus to discuss this at their next meeting when a full Board is present.

Next Meeting:

November 18, 2021 at 6:00 p.m. via Webex.



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Adjournment:

MOTION: Moved by Maloni, seconded by Roberts, and voted 3:0:0 to adjourn the Planning Board meeting at 6:53 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director, Department of Planning & Development