

## ***PLANNING BOARD***

***TOWN OF GREENFIELD, MASSACHUSETTS***  
***14 Court Square, Greenfield, MA 01301***

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### **GREENFIELD PLANNING BOARD**

#### **Minutes of June 4, 2009**

#### **Greenfield Police Station**

The meeting was called to order at 7:04 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Jim Allen; Clayton Sibley, Mary Newton; Tracey Sutphin, Alternate; Tim Gorts, Alternate.

**ABSENT:** None

**MEMBERS OF PUBLIC IN ATTENDANCE:** None

#### Approval of Minutes

**MOTION:** Moved by Newton, seconded by Allen, and voted 4-1-0 to approve the meeting minutes from May 21, 2009 (Linda Smith abstained).

#### Action Items

The Board discussed the status of the 27 Proposed Zoning Amendments following the vote of the Town Council Economic Development Committee. Wedegartner reported on a conversation with Dan Guin, EDC Chairman, in which Guin said that the EDC had voted to send the amendments back to the Planning Board so that it could break them down into smaller units and send them along to the Town Council for a vote as smaller, more manageable blocks. Guin said that the EDC was primarily concerned about having to recommend the amendments to the TC as a block. Wedegartner stated that she had Eric Twarog discuss our previous motion to send the amendments to the EDC to determine if it indicated that the amendments had to be voted on as a block. Atty. Kos said that nothing in our motion or the statute requires the Town Council to vote on the amendments as a block, nor does anything prevent them from doing so. The Board agreed in discussion to break the amendments up into four blocks and send them to the TC two groups at a time, with a vote on two groups to be taken at this meeting and two groups at the June 18 meeting. The amendments being sent to the TC after a vote of the Planning Board at this meeting are still within the time frame of the schedule of the original 27 amendments.

The Board discussed a further modification of a proposed amendment on making multifamily units by-right in all residential developments. This modification was suggested by a member of the public during the Planning Board and EDC public hearings. Wedegartner reminded the Board why it agreed with the amended language in the first place, primarily as a move toward smart growth principles in urban residential development and to satisfy a requirement of the Commonwealth Capital grant, which the Town of Greenfield has accepted. The Commonwealth Capital grant requires that zoning in two or more residential districts abutting urban commercial districts create a by-right use for multifamily units. The Board agreed in discussion that the RA, Urban Residential, and RB, Suburban Residential, districts could be removed from the suggested amended bylaw, leaving the SR, Semi-Residential, and CC, Central Commercial in the suggested amended bylaw. The consensus among the Board on the RA and RB

districts was that they were unique zones in their housing values, land use, and built-out environment where multi-family development should be controlled by special permit.

**MOTION: Moved by Sibley, seconded by Smith, and voted 5-0 to send two groups (19 of 27 amendments) of the proposed amendments to Town Council as amended.**

The Board discussed upcoming meeting dates. Wedegartner will be on vacation on July 2. The Board will not meet on July 2. The Board will meet July 16 at 7:00 p.m.

Adjournment

**MOTION: Moved by Sibley, seconded by Allen, and voted 5-0 to adjourn the meeting at 8:49 p.m.**

Respectfully Submitted,

Mary Newton  
Planning Board Secretary