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PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD
Minutes of October 15, 2009
Greenfield Police Station

This is a joint meeting of the EDC and Planning Board for purpose of a Public Hearing regarding Zoning changes. The meeting was called to order at 7:04 p.m. with the following Planning Board members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clerk; Jim Allen, and Tim Gorts, Alternate. Clayton Sibley was absent.

At 7:05 pm EDC Chairman Dan Guin took attendance of the EDC members and called the EDC to order.

EDC PRESENT: Dan Guin, Chair; Tom McLellan, and Peter Wood.

Also present: Mayor Martin and members of the public.

Action Items

7:06 p.m. Public Hearing: Roxann Wedegartner read the public notice regarding zoning changes into the record and explained to the public that these were mostly definitions and housekeeping items.

7:09 pm Dan Guin Opened the Public Hearing for the EDC and explained to the public that they are an advisory Board and that they listen and make recommendations.

Roxann Wedegartner explained that the Planning Board is different in that as an initiating body, the Planning Board may ask questions.

Comments by public:

Roy Cowdrey: Commented that the wordier a definition is, the more difficult it is to enforce. He used the Bed & Breakfast definition as an example. Taking exception to the changes to Bed & Breakfast definition, which is proposed to say “tourist” and “usually lives on or near the premises”.

Susan Lang of 47 Silver Street: Asked for a copy of what we are discussing.

Another member of the public asked where they should have gotten a copy. Wedegartner stated a copy could be attained at the Town Clerks office. She tried to explain why the definitions were necessary to go along with the zoning ordinances.

Susan Lang questioned how 207.7 duplicates the Conservation Commission guidelines.

Wedegartner answered that the Conservation Commission and State requirements are more stringent than Greenfield’s requirements. She also stated that if left unchanged it would require an applicant to pay an additional fee and go through an additional process. Smith also stated that a lot of discussion was given to this issue. Guin and Wedegartner reiterated that the conservation commission has authority to refuse or make changes to a project.

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Beth Adams (owns a business in town but lives elsewhere.) She states redundancies are a way to make sure we have checks and balances. She feels that in the case of rivers and the protection of them, she feels any redundancies are good. Rivers and streams need protection and she cautions the removal of 207.7.

Susan Lang questioned the difference between permit and special permit and the actions by the Boards.

Wedegartner answered that regarding a permit for the Conservation Commission, she suggested Ms. Lang get a copy of their permitting regulations. If a Special Permit is needed you go before the ZBA. Planning Board does not deal with issues regarding rivers and streams.

Susan Lang asked if the level of care is the same between each Board, as she too is concerned about the protection of the water ways if Section 207.7 is removed.

Dan Guin stated that Greenfield's By Laws were in place to protect waterways 35 yrs. Ago +/- before any other guidelines were in place. Now the State and then the ConCom came into being, so these issues are already being addressed. Lang asked what the ZBA thinks of these changes. Guin stated no comments were attached by the ZBA. Roy Cowdrey stated the ZBA wanted a joint subcommittee but they were told just to review changes and submit their thoughts. Cowdrey stated there was no meeting of the minds with regard to these changes. Guin and Wedegartner stated they received no letters adverse to these issues by any Town Boards.

Susan Lang asked if these changes were related or tied into the Green Communities Act.

Guin stated that these changes were in process and formulated long before the Green Communities Act existed.

Wedegartner asked if any members of the public had other questions. As there were none, she asked for a motion to close the Public Hearing.

MOTION: Moved by Smith, seconded by Allen and voted 5-0 to close Public Hearing at 7:43 p.m. EDC closed the Public Hearing. Motion moved by McLellan and seconded by Wood 7:44 p.m.

Wedegartner asked for a motion on minutes of the September 15, 2009 meeting.

MOTION: Moved by Gorts, seconded by Newton and voted 4-1-0 (Smith abstained) to approve the minutes of September 15, 2009.

Correspondence:

No correspondence.

Adjournment:

MOTION: Moved by Smith, seconded by Allen and voted 5-0 to adjourn at 7: 46 p.m. EDC decided to table further discussions. EDC motioned to adjourn meeting. Moved by Wood, seconded by McLellan and unanimously voted to adjourn at 7:48 p.m.

Respectfully Submitted,

Mary Newton
Clerk