

## PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS  
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### GREENFIELD PLANNING BOARD Minutes of January 21, 2010 Greenfield Police Station

The meeting was called to order at 7:00 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-Chair; Mary Newton, Clerk; Jim Allen; Clayton Sibley and alternate Joshua Parker.

Also in attendance: Eric Twarog, Senior Planner/GIS Coordinator; and members of the public.

#### Approval of Minutes

**MOTION:** Moved by Sibley, seconded by Newton and voted 5:0 to approve the meeting minutes from December 17, 2009.

#### Site Plan Review

##### Muhammad Yasin/Valley Mart Inc. - Business selling used cars at 52 French King Highway

Mr. Yasin presented his plans to the Board. Allen inquired on the distance between the proposed parking and the road. Mr. Yasin responded about 100 feet. Newton inquired on the number of spaces for the used cars and the number of spaces for customer and employee parking. Mr. Yasin responded that there are 8 spaces proposed for the used cars and 3 spaces for employee parking. Board discussed proposed parking layout. Mr. Yasin stated that only 1 employee space would likely be used for employee parking and that most of the time there would likely be less than eight used cars on the site at a time leaving several spaces for customers.

**MOTION:** Moved by Smith, seconded by Sibley, and voted 5:0 to approve the site plan as presented to allow the sale of used cars at 52 French King Highway.

#### Public Hearings

##### 7:30 p.m.: Proposed Zoning Amendments Relative to Meeting the Zoning Criteria of the Green Communities Act.

Wedegartner opened the public hearing at 7:30 p.m. and read the public hearing notice. Wedegartner explained the rules and procedures for public hearings to the audience. Wedegartner passed around a sign-in sheet for the public hearing. Twarog reviewed the intent and purpose of the proposed amendments.

Wedegartner opened the hearing up for public comment.

##### Madeline Cantwell – 136 Lovers Lane

Ms. Cantwell stated support for Greenfield's efforts to become a "green community" under the Green Communities Act. Ms. Cantwell expressed concern over and requested that the definition of "alternative/renewable energy generation facilities" and "alternative/renewable energy manufacturing facilities" be made very clear.

##### Keith Zaltzberg – 136 Lovers Lane

Mr. Zaltzberg stated support for Greenfield's efforts to become a "green community" under the Green Communities Act. Mr. Zaltzberg expressed concern over and requested that the definition of "alternative/renewable energy generation facilities" and "alternative/renewable energy manufacturing facilities" be made very clear.

Wedegartner explained the legal procedures for amending zoning ordinances including definitions.

Howard Clark – Conway Street

Mr. Clark expressed concern about the expansion of the Industrial Park and the taking of the Gitness Property by eminent domain as a result of the proposed zoning amendments.

Patrick Devlin – Bernardston Road

Mr. Devlin expressed concern about the Town's efforts to become a "green community" under the Green Communities Act while at the same time approving a biomass project in Greenfield which in his opinion is not a renewable energy source.

Phil Teahen – 198 High Street

Mr. Teahen expressed concerns over biomass being considered as a renewable energy source. Mr. Teahen expressed concern about keeping the term biomass under the proposed definition of "renewable energy".

**MOTION: Moved by Smith, seconded by Newton, and voted 5:0 to close the public hearing at 8:02 p.m.**

Wedegartner described the process on voting on the proposed zoning amendments to the Board. The Board discussed adding a definition of "alternative/renewable energy manufacturing facilities" to make the distinction between generation facilities and manufacturing facilities very clear. The Board requested that Twarog prepare such a definition and post a special Planning Board meeting for Tuesday, January 26, 2010 at 6:30 p.m. at the Greenfield High School Cafeteria during which the Board will deliberate and vote on the proposed zoning amendments.

New Business

Wedegartner stated to the Board that representatives working on site improvements for Greenfield Savings Bank are here to give an overview of the project in advance of the February 18, 2010 Planning Board meeting. Chris Farley of Austin Design, Joan Rockwell of Joan Rockwell Associates, and Denise Coyne of Greenfield Savings Bank were present to give an overview of the project.

Wedegartner read an e-mail from Nancy Hazard of the Greening of Greenfield Committee requesting that the Planning Board co-sponsor an event on "rain gardens" which may be taped and aired on GCTV. The Board discussed the event and agreed to co-sponsor the event.

Adjournment

**MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to adjourn the meeting at 9:10 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Senior Planner/GIS Coordinator