

PLANNING BOARD

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

413-772-1548
413-772-1309 (fax)



GREENFIELD PLANNING BOARD Minutes of June 16, 2011 Planning/Veteran's Office, 114 Main Street

The meeting was called to order at 7:03 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clerk; Clayton Sibley; James Allen; and Alternate Joshua Parker

Wedegartner announced that the meeting is being recorded and asked if anyone else was recording the meeting. No one responded.

Approval of Minutes

MOTION: Moved by Sibley, seconded by Allen and voted 5-0 to approve the meeting minutes from May 5, 2011 with a friendly amendment by Newton to #8 to say "may" rather than "will". Smith requested to have her exact "findings of fact" comments put into the minutes. Smith will provide her comments to Director Twarog to incorporate into the minutes.

ZBA Recommendations

- a. Application of Eric and Jeanne Greene for property located at 40 Church Street, which is located in the Semi Residential (SR) Zoning District, for a special permit pursuant to Sections 200-6.3 and 200-8.3 of the Zoning Ordinance in order to allow the continuation of a home-based internet business from two (2) existing employees to five (5) employees.

Parking issues were discussed by the Board with all members agreeing that the number of people who would work there would probably be staggered and customers would be by appointment only and as such parking would not be an issue.

MOTION: Moved by Smith, seconded by Sibley, and voted 5-1-0 (Wedegartner abstained) to forward a positive recommendation to the ZBA on the application of Eric and Jeanne Greene for property located at 40 Church Street, which is located in the Semi Residential (SR) Zoning District, for a special permit pursuant to Sections 200-6.3 and 200-8.3 of the Zoning Ordinance in order to allow the continuation of a home-based internet business from two (2) existing employees to five (5) employees.

- b. Application of Peter Herrett and Valerie Linstead for property located at 76 Lincoln Street, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 260 square foot addition to the existing home.

There was discussion by the Board as to the exact size and location of the proposed addition as there was a discrepancy between the Town Assessor's diagram of the lot as well as the applicant's own application. The Board agreed that clarification is needed on this discrepancy but has no problem with the request.

MOTION: Moved by Sibley, seconded by Smith, and voted 5-0 to forward a positive recommendation to the ZBA on the application of Peter Herrett and Valerie Linstead for property located at 76 Lincoln Street, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 260 square foot addition to the existing home.

Discussion Items

Wedegartner informed the Board that a matter of future business for the Board will be the master plan process. She stated that \$86,000 has been budgeted for the new master plan effort but that she didn't have any other details at this time. Wedegartner stated that the Board originally asked for \$70,000 - \$100,000 so to receive \$86,000 is very exciting. Wedegartner stated that the Planning Board has sole control over the master planning process. She asked Director Twarog if the Board is bound by the schedule established under the HUD grant received by the FRCOG for the regional plan for sustainability. Director Twarog will find out and report back to the Board. The Board could begin work on the schedule, committees, and potential consultants. Smith stated that some master planning resources came from materials received from the Greening Greenfield Energy Committee. Wedegartner stated that the sustainability piece is based on a webinar she participated in. Wedegartner stated that she wants sustainability to be the overarching theme of the new master plan and wants to have continued Planning board discussions on how to incorporate sustainability into the master plan. Wedegartner wants the board to consider including "education" as a section in the new master plan.

Other Business

Wedegartner informed the Board that the Town has hired Attorney David Martel from Springfield to represent the Board on the appeal of the "big box" store thought Sullivan, Hayes & Quinn. Attorney Martel will be at the July 7, 2011 Planning Board meeting to meet in Executive Session with the Board. Goulston & Storrs will have to defend against the appeal but Attorney Martel will defend the Planning Board.

Wedegartner informed the Board that future meetings will be held at the Police Station until she obtains a passkey for 114 Main Street. The next meeting is scheduled for July 7, 2011 at 7:00 PM at the Police Station meeting room.

Adjournment

MOTION: Moved by Newton, seconded by Sibley, and voted 5-0 to adjourn the meeting at 8:28 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development