

## PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS  
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### GREENFIELD PLANNING BOARD Minutes of February 2, 2012 Police Station – 321 High Street

The meeting was called to order by Chairperson at 7:10 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Mary Newton, Clerk; Clayton Sibley; and James Allen

**ABSENT:** Linda Smith, Co-chair

#### Approval of Minutes

**MOTION:** Moved by Sibley, seconded by Allen and voted 4:0 to approve the meeting minutes from January 19, 2012.

#### ZBA Recommendation

- a) Application of Roy Giangregorio for property located at 14 West Street, which is located within the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4 (C3), 200-6.1 (C1), and 200-8.3 of the Zoning Ordinance in order to allow 1) the conversion of a two-family home to a three-family home, and 2) to allow the change, extension or alteration of a legal nonconforming use at this location. This property currently does not meet the lot area requirement for a two-family home.

**MOTION:** Moved by Sibley, seconded by Allen, and voted 4:0 to send a positive recommendation to the ZBA with two cautions to the ZBA:

1. Confirm ownership as the application indicates Roy Giangregorio as the owner, however, Assessor's card/ record indicates Lieou Yves as the owner.
2. The Planning Board discussed the non-conforming use, even as a two-family and that work has been started before application has been approved. However, the Planning Board recognizes the adequate parking on site, plus the considerable improvement to the neighborhood and the increase to the tax base.

#### Discussion Items

- a) Review of Master Plan Request for Proposals.

Wedegartner stated that with Western Mass Broadband initiative, Greenfield is looking to leverage its position at the crossroads of Route 2 and I-91 to expand its economic base with knowledge based businesses needing high speed telecommunications connectivity.

Nancy Hazard raised the issue of using this as an opportunity to reduce climate change and a Hazard Mitigation Plan. The State has put out a report for adaptation and another for mitigation. Nancy feels that FRCOG has come up with a plan that may be meshed with what we are doing.

Wedegartner and Sibley feel that while these are worthwhile causes/ issues; we have already asked applicants to be familiar with ICLEI's *Sustainability Planning Tool Kit* and MA *Clean Energy and Climate Action Plan for 2020*, the MA *Climate Change Adaptation Report*. The Board discussed this matter and feels that we do not have to bog down the RFP with details that are too specific in nature, but

would definitely address these issues in more specific detail when tackling the Master Plan. Wedegartner stated on Pg. 14 of the RFP Draft dated February 1, 2012 that the wording should state “Retain and improve existing as well as expand the Town's Green Infrastructure “.

**MOTION: Moved by Sibley, seconded by Allen, and voted 4:0 in favor to approve changes/ amendments to RFP.**

Adjournment

**MOTION: Moved by Newton, seconded by Sibley, and voted 4:0 to adjourn the meeting at 8:35 pm.**

Respectfully Submitted,

Mary S. Newton  
Clerk, Greenfield Planning Board