

## ***PLANNING BOARD***

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

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



### **GREENFIELD PLANNING BOARD**

#### **Minutes of July 5, 2012**

#### **Police Station Meeting Room – 321 High Street**

The meeting was called to order by Chairperson at 7:12 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton; and Clayton Sibley

**ALSO PRESENT:** Nancy Hazard of GGEC and members of the public

**ABSENT:** Jim Allen

#### Site Plan Review

- a. Application of Megan Edson for property located at 52 French King Highway, which is located in the General Commercial (GC) Zoning District and the Corridor Overlay District, for site plan approval pursuant to Sections 200-4.16 and 200-8.4 of the Zoning Ordinance in order to allow a dog grooming and self-serve dog washing facility at this location.

Megan Edson gave a brief overview of her proposed business. Board discussed parking, signage, refuse, permitting etc. Chair read department memos concerning site plan.

**MOTION:** Moved by Smith, seconded by Newton, and voted 3:0 to approve the application of Megan Edson for property located at 52 French King Highway, which is located in the General Commercial (GC) Zoning District and the Corridor Overlay District, for site plan approval pursuant to Sections 200-4.16 and 200-8.4 of the Zoning Ordinance in order to allow a dog grooming and self-serve dog washing facility at this location.

#### ZBA Recommendation

- a. Application of Michael Swain for property located at 56 Newell Pond Road, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the construction of a replacement garage that currently does not meet the side yard setback.

The Board had no concerns or issues with this request.

**MOTION:** Moved by Smith, seconded by Newton, and voted 3:0 to send a positive recommendation to the ZBA on the application of Michael Swain for property located at 56 Newell Pond Road, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the construction of a replacement garage that currently does not meet the side yard setback.

#### Discussion Items

a. Proposed Zoning Amendments

Wedegartner reviewed with the Board where they are at in regard to the proposed zoning amendments on solar installations. Wedegartner read the proposed changes to the three proposed zoning amendments relative to solar installations. Newton raised concern regarding permitted uses in all districts in proposed Zoning Amendment #3. It was agreed to amend the Table of Uses for proposed Amendment #3 so that large-scale ground-mounted solar photovoltaic installations are allowed by special permit within the RB, RC, GC, and O Districts; not allowed within the RA, SR, H, CC, and LC Districts; and allowed by right within the GI and PI Districts. The Board reached consensus to further discuss the proposed zoning amendments with the Agricultural Commission and the Town Council or sub-committee at the next regular meeting scheduled for July 19 2012.

b. Master Plan RFP Review/Selection Committee

Wedegartner raised the issue of the Master Plan Steering Committee size and resolution. The Board also discussed the issue of the UMass Studio and where it would fit in the Master Plan process. The Board agreed to further discussion on this topic at the next regular meeting.

Annual Reorganization

**MOTION: Moved by Smith, seconded by Newton, and voted 3:0 to nominate Roxanne Wedegartner as Chair, Linda Smith as Vice Chair, Mary Newton as Clerk.**

Adjournment

**MOTION: Moved by Newton, seconded by Smith, and voted 3:0 to adjourn the meeting at 8:53 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development