



William F. Martin  
Mayor

City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING BOARD**

Town Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1549 • Fax 413-772-1309  
EricT@greenfield-ma.gov • www.greenfield-ma.gov

*Members:*  
Twarog, Eric  
Director, Planning & Dev.

Allen, James (2013)  
Newton, Mary (2015)  
Sibley, Clayton (2015)  
Smith, Linda (2013)  
Wedegartner, Roxann (2014)

**GREENFIELD PLANNING BOARD**  
**Minutes of February 7, 2013**

**Department of Planning and Development**  
**114 Main Street, Greenfield**

The Planning Board meeting was called to order by Chairperson Wedegartner at 7:02 p.m. with the following members:

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

**ABSENT:** Linda Smith, Vice-Chair

**ALSO PRESENT:** John Loeb of Greenfield Imported Cars, Inc. and Roger Welch of Northern Bus Sales, Inc.

Chairs Statement that the meeting was not being recorded by the Planning Board and asked if anyone else was recording. No one responded.

Approval of Minutes:

**MOTION:** Moved by Sibley, seconded by Allen and voted 3:0 to approve the meeting minutes of January 3, 2013.

Newton Arrived.

Site Plan Approval:

- a. Application of Northern Bus Sales, Inc. for property located at 335 High Street (Greenfield Imported Cars), which is located in the General Commercial (GC) Zoning District, for site plan approval pursuant to Sections 200-4.9(B18) and 200-8.4 of the Zoning Ordinance in order to allow 1-4 specialty vehicles to be prepared for delivery at this location that have already been sold by Northern Bus Sales, Inc.

Roger Welch, representative from Northern Bus Sales, Inc. presented the site plan to the Board. Allen inquired if they sell full-size buses. Mr. Welch responded no and that they sell smaller transit vehicles to include the MV1 all-purpose transit vehicle. He stated that they do not sell to private individuals but to non-profits, school systems, and transit authorities with their principal market being large transit authorities. They are headquartered out of Hudson, New Hampshire. Mr. Welch explained to the Board that typically they are not required to have a brick and mortar location but in



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Massachusetts, the manufacturer is requiring a physical location. This is why they have partnered with Greenfield Imported Cars, Inc. He further explained that the vehicles they sell are no larger than vans or suburban vehicles. Newton asked how many vehicles they sell per month. Mr. Welch responded that they sell about twenty (20) vehicles per year. This proposed location is for the Western Mass, Southern Vermont and New Hampshire, and northern Connecticut region.

**MOTION:** Moved by Allen, seconded by Newton and voted 4:0 to approve the application for site plan approval of Northern Bus Sales, Inc. for property located at 335 High Street (Greenfield Imported Cars, Inc.), which is located in the General Commercial (GC) Zoning District, for site plan approval pursuant to Sections 200-4.9(B18) and 200-8.4 of the Zoning Ordinance in order to allow 1-4 specialty vehicles to be prepared for delivery at this location that have already been sold by Northern Bus Sales, Inc.

Action Items

- a. Recommendation to the Town Council on the Sale of Town-owned Land from the Surplus Property List which includes the following: a portion of Parcel 75-45 off of Walnut Street; and a portion of Parcel R20-21 at the end of Stetson Drive.

The Board discussed the two properties in question. The Board had no issues with the sale of this town-owned land.

**MOTION:** Moved by Sibley, seconded by Allen and voted 4:0 to forward a positive recommendation to the Town Council on the Sale of a portion of Parcel 75-45 off of Walnut Street.

**MOTION:** Moved by Sibley, seconded by Newton and voted 4:0 to forward a positive recommendation to the Town Council on the Sale of a portion of Parcel R20-21 at the end of Stetson Drive.

ZBA Recommendations

- a. Application of Samantha McIver, for property located at 234 Conway Street, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C7) and 200-8.3 of the Zoning Ordinance in order to allow the establishment of a Family Day-Care Home at this location.

Newton pointed out to the Board that 234 Conway Street has a narrow driveway that can only hold one car in width so dropping off and picking up children may be an issue. She also pointed out that the yard area is small and so expressed concern that the yard may not be large enough for the children



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to play. Wedegartner stated that they could park on Conway Street for this purpose as they do in her area of Town.

**MOTION:** Moved by Sibley, seconded by Allen and voted 3:1:0 (Newton abstained because she appraised this property) to forward a positive recommendation to the ZBA on the application of Samantha McIver, for property located at 234 Conway Street, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C7) and 200-8.3 of the Zoning Ordinance in order to allow the establishment of a Family Day-Care Home at this location.

b. Application of CVS Pharmacy, for property located at 137 Federal Street, which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.7(F1) and 200-8.3 of the Zoning Ordinance in order to allow the installation of interior styrene panels with and without text to the windows.

**MOTION:** Moved by Sibley, seconded by Allen and voted 4:0 to forward a positive recommendation to the ZBA on the application of CVS Pharmacy, for property located at 137 Federal Street, which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.7(F1) and 200-8.3 of the Zoning Ordinance in order to allow the installation of interior styrene panels with and without text to the windows.

Twarog handed out copies of the proposed moratorium on biomass facilities by petition to the Board.

Adjournment

**MOTION:** Moved by Sibley, seconded by Newton, and voted 4:0 to adjourn the meeting at 8:25 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development