



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 March 7, 2013**

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

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

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

**The following members of the Economic Development Committee were present:**

**Patrick Devlin, Chair; Keith Zaltzberg; and Mark Maloni**

Chairs Statements that the meeting was being recorded by both the Planning Board and EDC and asked if anyone else was recording. GCTV responded yes.

Joint EDC/Planning Board Public Hearing:

- a. **7:00 p.m.: Joint Public Hearing with the EDC on a Citizen Petition Zoning Amendment to Establish a Moratorium on "Biomass Energy and Waste-to-Energy" facilities in Greenfield.**

Chairman Devlin opened the EDC public hearing up at 7:10 p.m. Chairwoman Wedegartner opened up the Planning Board public hearing at 7:10 p.m. and read the public hearing notice for the record. Wedegartner explained the rules of the public hearing process to the audience and called forth the petitioners to present the proposed moratorium ordinance. The petitioners read the proposed moratorium ordinance and the rationale behind it. Wedegartner opened up the public hearing for public comment.

Jake Goodyear, 400 Chapman Street, Greenfield (Sandri Co.)

Mr. Goodyear submitted written comments from which he read from. Sandri opposed the proposed moratorium as written and recommends that the scope of the moratorium be amended such that it only applies to grid-connected generating plants that intend to sell wholesale electricity. Councilor Devlin asked if it is true that it takes two (2) tons of wood to make one (1) ton of pellets. Mr. Goodyear responded no. Councilor Devlin inquired about the recent article in the Recorder about the projects Sandri did through the federal grant they received through the MA DOER. He commented that wouldn't the combination of all such facilities be worse than the Pioneer Renewable Energy (PRE) project in terms of particulate emissions. Wedegartner inquired if Sandri makes residential



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scale pellet systems. Mr. Goodyear responded yes. Newton inquired what the largest system is that Sandri has installed. Mr. Goodyear responded three (3) million BTU's/hr.

#### Pierre Belhumeur, 101 Lovers Lane, Greenfield

Mr. Belhumeur supports the proposed moratorium. He stated that in the 1960's, the Mackin gravel pit area was 350 feet above sea level. In 1990, the area was 285 feet above sea level. In about 30 years, there was a drop of about 65 feet due to the gravel removal. He stated that the proposed height of 250 feet for the stack of the approved 47 MW biomass plant now under appeal needed to be that high because of the existing topography. This would directly impact him where he lives on Lovers Lane.

Wedegartner clarified for the audience that the Planning Board did not approve the 47 MW PRE project but that the ZBA did. She stated that the Planning Board approved a Definitive Subdivision Plan prior to the PRE project. She stated that the Planning Board did forward a positive recommendation to the ZBA on the PRE Project in order to get the conversation going.

#### Sandy Kosterman, 141 Barton Road, Greenfield

Ms. Kosterman stated that she is speaking on behalf of William Keck who was not able to be at this hearing. She read portions of Mr. Keck's letter and submitted it as part of the public record.

#### Chris Pellerin, 482 Turners Falls Road, Montague

Ms. Pellerin supports the proposed moratorium. She read from written comments that she submitted as part of the public record. She talked about particulate matter 2.5 being of great concern in terms of health risks.

#### Janet Sinclair, 28 Ashfield Road, Shelburne Falls

Ms. Sinclair stated that she assisted the petitioner in preparing the proposed moratorium. She stated that neither the federal government nor the state of Massachusetts keeps track of the amount of wood pellets being used or where the wood is coming from for biomass facilities. She stated that pellets are currently being shipped from Maine to Europe because they are running out of wood products. She stated that there are no standards or regulations in place by the federal government, the state, or the Town regulating wood burning under a certain threshold. She stated that Greenfield could be the first community in Massachusetts to enact a moratorium on biomass facilities in order to have time to study the true impacts of such facilities and to come up with regulations that best serve and protect the citizens of Greenfield. Other communities could then build upon what Greenfield has done.

Councilor Zaltzberg inquired on the threshold that Ms. Sinclair referenced. Ms. Sinclair responded that a facility needs to have a capacity of three (3) million BTU's per hour before an air quality permit is required from the state. She stated that the point is that many smaller systems could be built to get around the requirement of an air quality permit.



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#### Glen Ayers, 254 Davis Street, Greenfield

Mr. Ayers stated that he is speaking as a resident of Greenfield and that he supports the proposed moratorium. He stated that the one (1) million BTU's per hour threshold is for very large commercial systems.

#### Beth Adams, 72 Juggler Meadow Road, Leverett

Ms. Adams stated that she doesn't live in Greenfield but has many ties to it. She stated that she supports the proposed moratorium. She stated that Greenfield should use the time that this moratorium would provide to study the cumulative effects of smaller systems. Trash incinerator facilities have been outlawed in Massachusetts for 22 years and should never be allowed.

#### Suzanne Carlson, 33 Allen Street, Greenfield

Ms. Carlson stated that she supports the proposed moratorium.

#### Sandra Boston, 15 Abott Street, Greenfield

Ms. Boston stated that she supports the proposed moratorium. She stated that only scientist can truly answer the unanswered questions relative to biomass facilities. She stated that since the federal government and the state are not doing anything, that she feels that the people in the room have become de facto scientists over the last several years since the 47 MW Pioneer Renewable Energy biomass facility was approved. She urged the Board and EDC to utilize the right resources to study these questions.

#### Joyce Stowell, P.O. Box 583, Greenfield

Ms. Stowell stated that she supports the proposed moratorium. She stated that we need to deal with the existing pollution problem before ever allowing additional facilities that would add to the pollution problem.

#### Mark Garmalo

Mr. Garmalo stated that he supports the proposed moratorium.

#### Peter Joppe

Mr. Joppe stated that he supports the proposed moratorium. He spoke about the need to protect our forests as a total system. Forests protect us from flooding, cleans our air and our water.

#### Lenny Weeks, Greenfield

Mr. Weeks stated that he supports the proposed moratorium. He stated that it would give time to really research the issues unlike the 47 MW PRE project during which the ZBA didn't have enough time to properly do.

#### Dorothy McIver, 8 Columbus Avenue, Greenfield



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Ms. McIver stated that she supports the proposed moratorium. She stated that the 47 MW PRE project could still move forward so with multiple smaller systems also coming on line, this could have serious health consequences. Ms. McIver submitted written comments for the record.

Councilor Maloni asked the petitioners if the 1 million BTU's per hour threshold was intentional to deal with the cumulative effects of smaller systems. Ms. Sinclair responded that this threshold was carefully thought out so as to not affect residential users.

Wedegartner inquired on the PM2.5 question. Mr. Goodyear responded that the graph he showed covers all particulate matter including PM 2.5. He stated that residents should be more concerned about fireplaces, pre-1988 wood stoves, and non-certified wood stoves.

Councilor Devlin inquired of Sandri if they have any projects in the works that equal or exceed the proposed threshold. Mr. Goodyear responded no with the exception of a ten (10) million BTU per hour system to replace an existing thirty (30) million BTU per hour system #6 fuel boiler system.

Wedegartner inquired why the petitioners didn't include a moratorium on burning wood in fire places and wood stoves. Ms. Sinclair stated that they didn't think that such a moratorium would ever pass.

Wedegartner inquired why a moratorium is needed in order to study the issues. She used the recent solar installation ordinance as an example. The Town was able to study the issues relative to solar installations without the need for a moratorium. Councilor Devlin responded that he believes that the residents of Greenfield are aware that the 47 MW PRE Project could still be built and that he believes that they are concerned about additional systems being built in Greenfield. Newton stated that to her it would seem to be more preferable that older systems be replaced with newer more efficient systems. Ms. Sinclair responded that people would likely replace older inefficient oil burner systems with systems other than pellet burners but that these systems are currently being subsidized to promote that technology.

Councilor Devlin asked Sandri for information on the size of the systems referenced in the Recorder article. Mr. Goodyear responded that they have installed one or more 191,000 BTU's per hour systems for these projects. As an example, he stated that the Greenfield Fire Department has two (2) of these systems.

Wedegartner read off the names of the people and agencies that submitted written comments to include: the Massachusetts Forest Watch, The Partnership for Public Policy, Sandri, The American Lung Association, The Toxics Action Center, and Ellen Moyer, Ph.D., P.E.

**MOTION: Moved by Smith, seconded by Newton and voted 5:0 to close the Planning Board public hearing at 9:20 p.m.**



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**MOTION:** Moved by Maloni, seconded by Zaltzberg and voted 3:0 to close the EDC public hearing at 9:20 p.m.

Approval of Minutes:

**MOTION:** Moved by Smith, seconded by Newton and voted 5:0 to approve the meeting minutes of February 21, 2013.

ZBA Recommendations:

- a. Application of Steven Andrews, for property located at 541 Mohawk Trail, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.2 and 200-8.3 of the Zoning Ordinance in order to allow the conversion of a single family home to a multi-family home with three (3) dwelling units.

The Board discussed the application and had no issues with the proposal.

**MOTION:** Moved by Sibley, seconded by Newton and voted 5:0 to forward a positive recommendation to the ZBA on the application of Steven Andrews, for property located at 541 Mohawk Trail, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.2 and 200-8.3 of the Zoning Ordinance in order to allow the conversion of a single family home to a multi-family home with three (3) dwelling units.

- b. Application of Edward J. Snow, Jr. for property located at 221 Leyden Road (Parcel R22-19B), which is located in the Suburban Residential (RB) 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 expansion of a legal non-conforming use, Snow and Son's Tree & Landscaping Business.

The Board discussed the application and had no issues with the proposal.

**MOTION:** Moved by Newton, seconded by Sibley and voted 5:0 to forward a positive recommendation to the ZBA on the application of Edward J. Snow, Jr. for property located at 221 Leyden Road (Parcel R22-19B), which is located in the Suburban Residential (RB) 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 expansion of a legal non-conforming use, Snow and Son's Tree & Landscaping Business.

Action Items



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- a. Initiate the zoning amendment process to amend the Greenfield Zoning Map by re-zoning Parcels 80-6, 80-7, and 80-9 from Urban Residential (RA) to Health Services (H) and by re-zoning the portions of Parcels 80-1 and 80-10 from Urban Residential (RA) to Health Service (H).

The Board discussed the proposed zone map change. Sibley recommended that Parcels 80-1 and 80-10 be zoned so that the entire lots are Limited Commercial (LC). Further discussion ensued and the Board reached a consensus to re-zone only Parcel 80-10 so that the entire parcel is Limited Commercial.

**MOTION:** Moved by Sibley, seconded by Newton, and voted 5:0 to forward the following proposed zoning map amendments to the Town Council to initiate the zoning amendment process: re-zone Parcels 80-6, 80-7, and 80-9 from Urban Residential (RA) to Health Services (H), re-zone the portion of Parcel 80-1 from Urban Residential (RA) to Health Service (H), and re-zone the portion of Parcel 80-10 from Urban Residential (RA) to Limited Commercial (LC) so that the entire parcel is Limited Commercial (LC).

Adjournment

**MOTION:** Moved by Smith, seconded by Sibley, and voted 5:0 to adjourn the meeting at 9:50 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development