



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.

Newton, Mary (2015)  
Sibley, Clayton (2015)  
Smith, Linda (2016)  
Wedegartner, Roxann (2014)

**GREENFIELD PLANNING BOARD**  
**Minutes of April 3, 2014**

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

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

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clerk Clayton Sibley; and Virginia DeSorgher

**ALSO PRESENT:** George Touloumtzis and Jamie Pottern, Planning Board Alternates.  
Also present were: Mr. Lundgren and Greenfield Residents: David Singer, Eileen Deveney, Alexander Duda, Mary Anne Duda, Melinda McCrevan, John Descavich, Tom Peckett, Chris Arena, Alexander Gotteschalk, Nancy Gifford, Neil Gifford and Kevin Gifford.

Approval of Minutes of March 20, 2014:

**MOTION:** Moved by Sibley, seconded by Smith and voted 4:1:0 (Newton abstained as she was not present for that meeting) to approve the meeting minutes of March 20, 2014.

Discussion Items:

Potential Re-zoning of Parcels for Lundgren Honda from Urban Residential (RA) to Limited Commercial (LC).

Wedegartner explained that the Planning Board could bring forth the request for zone change themselves. She also stated that the ZBA is meeting 4/10<sup>th</sup> and bringing forward their recommendations regarding this issue to the Planning Board, Wedegartner suggested that the Planning Board may want to wait until our meeting on 4/17<sup>th</sup> to proceed with this discussion so as to take advantage of the ZBA's recommendations.

David Singer stated that while he is currently on the Town Council, he will no longer be in that position after 6/30<sup>th</sup> and that tonight he is here as an Attorney representing Lundgren Honda and he and Mr. Lundgren are interested in hearing what the abutters have to say before they get too far into the process. Also he is interested as to how we as a community can more cleanly expand the commercial zone without setting a dangerous precedent of "creep" into Silver Street and other abutting residential neighborhoods. However he feels that when the Planning Board changed the zoning for Holy Trinity, we already set the precedence of looking at zoning change on a lot by lot basis.



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Various residents/abutters to the proposed rezoning issue spoke. Chris Arena of 46 Warner St. said they already get some noise and light pollution. If a storm takes out his thin tree line of pines, he fears his back yard will soon be part of Federal Street. Mr. Lundgren said he would stake off the lot where pavement will go so that Mr. Arena and others can see what trees will need to come down. Wedegartner stated that it is the Conservation Commission who will tell Mr. Lundgren where he can pave, etc. It may be the Conservation Commission's response that Lundgren Honda may need to be even further from the wetlands. Tom Pickett of 46 Warner St. said they just bought this house 2 yrs. ago and if they had known that the rezoning was a possibility, they may not have purchased it at all. They want peace and quiet in their back yard not noise and more light pollution. The Gifford family of 43 Warner St. said they were here at the meeting to see what the possibilities are for rezoning and how it will impact their neighborhood. Eileen Deveney of 102 Silver St says her lot is already very wet and fears that more pavement, etc. will cause more water in neighbors' basements and make everything more wet because a lot of the water comes from the 104 Silver Street site. Mr. Lundgren stated his expansion may actually help with the dampness because of increased drainage etc. that he would have to put in for the paved lot. Mrs. Duda says there is a stream with a drainage ditch back in the wood line that gets clogged with all kinds of debris.

Mr. Lundgren stated he only has 1.5 acres of land for his car dealership which is not enough to support a healthy business. He stated that even if he were allowed to expand into the Gunn property at 104 Silver Street (approx. ½ acre) and the Ruggeri lot on the corner (approx.. 1/4 acre) that he would still only have roughly 2.5 acres which is still well under the 4 acres he stated a typical car dealership of today would require. This started more questions and concerns amongst the abutters in attendance. They were concerned that Mr. Lundgren may intend to keep purchasing more surrounding homes and asking for future variances or zone changes to continue to expand his business. Per Alex Duda, he states he was told by Peter Gunn that the house at 104 Silver Street was being purchased for out-of-town service members to reside. So feels that this whole issue snuck up on all of them and he is worried this change of zoning could destroy their neighborhood. Maryanne Duda said they were originally told that the lot would be used for employee parking only so felt that the coming and going traffic would be limited to morning and afternoons when employees typically come and go to work. Now they are finding out it is for a Honda sales lot as well, which they are totally against. Melinda McCrevan is worried for their quality of life. She stated the trees provide protection to birds/wildlife as well as screening from commercial use. Wedegartner pointed out to the abutters that Mr. Lundgren already owns the lot whether it is commercial or residential; he has the right to cut down trees if he wants. Mr. Singer said he is not dismissing the concerns of the neighbors for their right to "quiet enjoyment", but he says if they (Lundgren Honda) could make the wet lands situation better, would the neighbors be agreeable (hypothetically) to the zone change? Eileen Deveney says she does not want the fence right to the edge of Silver Street obstructing her view and Mr. Lundgren said he would have a conversation about that with her before they did anything. Wedegartner said she is hearing from neighbors that the tree buffer along the west side of lot 104 Silver Street is important to them.



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The discussion then evolved into what if the back portion of the proposed lot change were allowed to be rezoned LC but the front remained in RA. David Singer stated if that were the case, that the front part of the lot would be sold as a residence. Clayton Sibley says he feels the back should stay RA rather than LC because of the wetlands and that maybe Mr. Lundgren could sell or donate the wetlands or back portion to the abutters (where the 5 parking spaces are on the proposed plan). Mr. Lundgren said he would stake out the paved portion on the lot so everyone could envision the proposed changes and all were invited to walk around the property to become familiar with the layout. Mr. Singer stated that in the meantime, they would be contacting the Conservation Commission to see what their preliminary thoughts were on this issue.

Wedegartner closed the discussions and the Planning Board agreed to continue further discussion of this issue at their next meeting on April 17, 2014.

Board and Staff Reports:

None.

Next Meeting was set for 7:00 p.m. on Thursday, April 17, 2014 at the Department of Planning and Development located at 114 Main Street, Greenfield.

Adjournment:

**MOTION: Moved by Newton, seconded by Smith and voted 5:0 to adjourn the Planning Board meeting at 8:48 p.m.**

Respectfully Submitted,

Mary S. Newton  
Secretary  
Greenfield Planning Board