



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.

Desorgher, Virginia (2016)
Newton, Mary (2015)
Pottern, Jamie (2016)
Sibley, Clayton (2015)
Smith, Linda (2016)
Touloumtzis, George (2014)
Wedegartner, Roxann (2014)

GREENFIELD PLANNING BOARD
Minutes of July 17, 2014

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:05 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Mary Newton, Clerk; Clayton Sibley; and Virginia DeSorgher

ABSENT: Linda Smith, Vice Chair

ALSO PRESENT: George Touloumtzis and Jamie Pottern, Planning Board Alternates.

Wedegartner brought Alternate Jamie Pottern on as a voting member. At this time the Chair read with deep regret the resignation of Mary Newton, a 9 year veteran of the Planning Board!

Approval of Minutes:

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to approve the meeting minutes of July 3, 2014.

ZBA Recommendations:

- a. Application of Mathew Beaudoin for property located at 30 Warner Street (Assessor's Map 108, Lot 25), which is located in the Urban Residential (RA) 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 garden shed onto the rear of the existing garage.

Newton didn't have a problem with the request as the garage was already along the line. Wedegartner agreed and had no problem with it. Touloumtzis stated that there is little vegetation along the property line. Pottern questioned whether abutters were notified. Wedegartner responded that for the ZBA public hearing, they are required to be notified.

MOTION: Moved by DeSorgher, seconded by Newton and voted 5:0 to forward a positive recommendation to the ZBA on the application of Mathew Beaudoin for property located at 30 Warner Street (Assessor's Map 108, Lot 25), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections



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200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the construction of a garden shed onto the rear of the existing garage.

- b. Application of Just Roots for property located at 22 Eunice Williams Drive, (Assessor's Map R31, Lot 8), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.7(C) and 200-8.3 of the Zoning Ordinance in order to allow the installation of an off-premise sign at this location.

The Board had no issues with this request.

MOTION: Moved by Newton, seconded by DeSorgher and voted 5:0 to forward a positive recommendation to the ZBA on the application of Just Roots for property located at 22 Eunice Williams Drive, (Assessor's Map R31, Lot 8), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.7(C) and 200-8.3 of the Zoning Ordinance in order to allow the installation of an off-premise sign at this location.

- c. Application of West Street Properties Inc. for property located at 53 Pleasant Street (Assessor's Map 69, Lot 2), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C3), 200-5.3(E2), 200-6.5(A6), and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the required front yard setback from twenty-five (25) feet to twenty-two (22) feet and a reduction of off-street parking spaces from twelve (12) to nine (9) spaces and for the construction of a six (6) unit multi-family dwelling at this location.

Newton raised the issue of parking. Wedegartner questioned whether the original house was going to be torn down. Newton questioned the common drive easement. Wedegartner also suggested the small house on the property also share the driveway. Newton raised the issue of parking again and about having to park on the street which was a bad idea for that particular street. Touloumtzis stated that the setback was actually an improvement as the front porch was coming off. He also referenced the master plan as to the reduction of parking spaces and more concentrated units. Touloumtzis brought up the issue of the width of the roadway being 24 feet and the possibility of a maple tree being cut in order to accommodate it. Newton brought up the issue of the proposed hedge in the common driveway. Wedegartner raised concern of snow removal especially with the hedge. It was the general consensus of the Board that there were too many questions concerning the project and not enough information available.

MOTION: Moved by Newton, seconded by Pottern and voted 5:0 to not forward a recommendation to the ZBA on the application of West Street Properties Inc. for property located at 53 Pleasant Street (Assessor's Map 69, Lot 2), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to



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Sections 200-4.4(C3), 200-5.3(E2), 200-6.5(A6), and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the required front yard setback from twenty-five (25) feet to twenty-two (22) feet and a reduction of off-street parking spaces from twelve (12) to nine (9) spaces and for the construction of a six (6) unit multi-family dwelling at this location based on a lack of information on the following:

- 1) **The common drive;**
- 2) **Proposed hedge;**
- 3) **Reduction of parking; and**
- 4) **The 24 foot access and overall width of parking area.**

- d. Application of Montague City Road Terminals, LLC for property located at 34 Montague City Road (Assessor's Map 6, Lot 4), which is located in the General Industrial (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C14) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 60,000 gallon propane storage tank at this location.

Wedegartner stated that they were asking for a sixty thousand gallon tank. Touloumtzis responded that the plans showed only one 30,000 tank now and an additional tank later. Newton questioned the close proximity to the school. Desorgher raised the issue of the need for gas and that the railroad hauls more dangerous products all the time.

MOTION: Moved by DeSorgher, seconded by Sibley and voted 5:0 to forward a positive recommendation to the ZBA on the application of Montague City Road Terminals, LLC for property located at 34 Montague City Road (Assessor's Map 6, Lot 4), which is located in the General Industrial (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C14) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 60,000 gallon propane storage tank at this location.

Action Items:

- a. Planning Board recommendation on the potential sale of town owned property, specifically a majority portion of Parcel R27-25A.

Pottern stated that she walked the area and found that there were numerous trails and also found rich ecological and biological diversity. She questioned why the town would want to sell it. Wedegartner stated that the town owns numerous properties around town and that the Mayor has an aggressive agenda for getting rid of surplus property and getting them back on the tax rolls. DeSorgher asked what the taxes would be on that property. Wedegartner stated that it would be an improved lot. Pottern stated that people were using the property and had a good view and protecting the river of sorts and has more value as community use. Wedegartner stated that the area was not open to the general public as a park of sorts. Newton stated that as a house lot it has considerable value and



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wanted to make sure that anyone who purchased it paid fair market value. Pottern asked if the town owned other property. Sibley responded yes. Newton stated that we own a lot of land in the north end of town. Pottern stated that she felt that the land has more value as a resource for the town.

MOTION: Moved by DeSorgher, seconded by Newton, and voted 4:1 (Pottern voted against) to forward a positive recommendation to the Town Council on the potential sale of town owned property, specifically a majority portion of Parcel R27-25A.

Board and Staff Reports:

Wedegartner informed the Board that the town has to first adopt remote meetings by the Mayor before committees and boards can participate remotely. Wedegartner stated that the Mayor is leaning towards a blanket executive order. However Director Twarog is writing language with an opt-out clause by boards and committees which conforms to the current state laws.

Adjournment:

MOTION: Moved by Newton, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 8:45 p.m.

Respectfully Submitted,

Clayton Sibley, Planning Board Clerk