



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)
Pottern, Jamie (2016)
Sibley, Clayton (2015)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of November 20, 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; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; and Alternate George Touloumtzis

ALSO PRESENT: Eric Twarog, Director of Planning & Development

ABSENT: Clayton Sibley

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Smith, and voted 4:0 to approve the meeting minutes of November 6, 2014 as amended.

Action Items:

- a. Adoption of the *Greenfield Housing Study* Prepared by the Franklin Regional Council of Governments

Pottern requested that an executive summary be added to the *Greenfield Housing Study* and suggested that the one-page handout provided to the Board by Megan Rhodes of the FRCOG on November 6, 2014 be used for the executive summary. Touloumtzis requested that a paragraph be added under #2 starting on page 2 of the study to encourage open space/cluster developments.

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 5:0 to accept the *Greenfield Housing Study* prepared by the Franklin Regional Council of Governments with the requests that an executive summary be added as well as a paragraph under #2 on page 17 to encourage open space/cluster development.

Discussion Items:

- a. Potential Zoning Amendments



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)
Pottern, Jamie (2016)
Sibley, Clayton (2015)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

Wedegartner explained to the Board that for the next meeting, the Board members should review the *Sustainable Greenfield* Implementation Plan and prioritize a list of potential zoning amendments/ordinances. Wedegartner highlighted some potential new ordinances recommended in the Land Use Section of the Master Plan to include and infill development ordinance. Director Twarog reviewed the proposed draft Accessory Dwelling Unit (ADU) ordinance with the Board. The Board provided some suggestions to improve the draft ADU ordinance. Director Twarog stated that he will make the suggested revisions and provide the Board with a copy in advance of the December 18th meeting.

Board and Staff Reports

Pottern, Touloumtzis, and Smith all gave summaries on the Greening Greenfield forum that took place on November 15th called *Creating a Bold New Economy, An Idea Incubator for Franklin County's Future*. The keynote speaker was Marjorie Kelly.

Next Meeting:

The next meeting will be on December 18, 2014 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 9:01 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development