



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)
Moscaritolo, David (2016)
Pottern, Jamie (2016)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of April 2, 2015

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:03 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Virginia Desorgher; Jamie Pottern; David Moscaritolo and Alternate George Touloumtzis

ABSENT: Linda Smith, Vice-chair

ALSO PRESENT: Nancy Hazard; Mitch Speight; Al Norman; Joan Jackson; Kris Warner; and Rachana Crowley

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

No response.

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 4:0:1 (Moscaritolo abstained) to approve the meeting minutes of March 19, 2015.

Action Items:

- a. Planning Board Deliberation on the Proposed Accessory Dwelling Unit Ordinance.

Mr. Al Norman requested to speak on the proposed Accessory Dwelling Unit Ordinance. Wedegartner allowed. Mr. Norman spoke at length expressing concerns on enforcement of the proposed ordinance, the overall benefits of the ordinance, and how the proposed ordinance may change the character of neighborhoods. Mr. Norman cited ADU ordinances in Santa Cruz, CA and Lexington, MA. The Board pointed out that in drafting the proposed ADU ordinance; it reviewed examples of such bylaws/ordinances from several Western Mass communities.

MOTION: Moved by Touloumtzis, seconded by Moscaritolo, and voted 5:0 to add the words “or mobile home” after “trailer” under the definition of ADU, Attached and ADU,



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Detached; and to add the following sentence at the end of section D(4) to read as follows: “A detached accessory dwelling unit shall be compatible in design with the primary residence”; and to strike the words “except for bona fide temporary absences” in section D(10) of the proposed ADU ordinance.

MOTION: Moved by Touloumtzis, seconded by Moscaritolo, and voted 5:0 to forward a positive recommendation to the Town Council on the proposed Accessory Dwelling Unit Ordinance as amended.

- b. Request for an Extension for Phase 2 of an Approved Definitive Subdivision Plan, McHard Acres, to December 31, 2015.

Mr. Kris Warner, developer of McHard Acres, spoke briefly to the Board on the need for an extension on Phase II of Verde Drive of the McHard Acres subdivision. He stated that there will be no change to the approved plan.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0:1 (Moscaritolo abstained) to approve the request for an extension for Phase 2 of an Approved Definitive Subdivision Plan, McHard Acres, to December 31, 2015.

ZBA Recommendations:

- a. Application of TCB Leyden Woods Limited Partnership for property located at 24 Aster Court (Assessor’s Map R28, Lot 27C), which is located in the Suburban Residential (RB) Zoning District, for a modification of an existing special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow a reduction in dimensional requirements for setbacks to accommodate building renovations for the Leyden Woods Redevelopment Project.

Rachana Crowley of the Community Builders spoke to the Board about the need for this request. The Board reviewed the revised site plan and parking summary. The Board reviewed the proposed placement of two (2) new buildings. The Board discussed the need to maintain affordable housing in Greenfield. The request to increase the density from 181 units to the originally approved 200 units would assist with this.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 4:0:1 (Moscaritolo abstained) to forward a positive recommendation to the ZBA on the application of TCB Leyden Woods Limited Partnership for property located at 24 Aster Court (Assessor’s Map R28, Lot 27C), which is located in the Suburban Residential (RB) Zoning District, for a modification of an existing special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow a reduction in



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dimensional requirements for setbacks to accommodate building renovations for the Leyden Woods Redevelopment Project and to allow the density to increase to its original number of 200 units.

- b. Application of Wayne Gavryck for property located at 705 Lampblack Road (Assessor's Map R09, Lot 5A), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 14.85 kW ground-mounted solar photovoltaic system at this location.

The Board had no issues with this request.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 4:0:1 (Touloumtzis abstained) to forward a positive recommendation to the ZBA on the application of Wayne Gavryck for property located at 705 Lampblack Road (Assessor's Map R09, Lot 5A), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 14.85 kW ground-mounted solar photovoltaic system at this location.

- c. Application of David Cohen for property located at 335 Green River Road (Assessor's Map R33, Lot 36), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 7.15 kW ground-mounted solar photovoltaic system at this location.

The Board had no issues with this request.

MOTION: Moved by Touloumtzis, seconded by Moscaritolo, and voted 5:0 to forward a positive recommendation to the ZBA on the application of David Cohen for property located at 335 Green River Road (Assessor's Map R33, Lot 36), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 7.15 kW ground-mounted solar photovoltaic system at this location.

- d. Application of Walter Boyd for property located at 574 Country Club Road (Assessor's Map R17, Lot 4), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 6.6 kW ground-mounted solar photovoltaic system at this location.

The Board had no issues with this request.



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MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Walter Boyd for property located at 574 Country Club Road (Assessor's Map R17, Lot 4), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 6.6 kW ground-mounted solar photovoltaic system at this location.

e. Application of David Patteson for property located at 185A Old Albany Road (Assessor's Map R40, Lot 22), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 9.9 kW ground-mounted solar photovoltaic system at this location.

The Board had no issues with this request.

MOTION: Moved by Desorgher, seconded by Moscaritolo, and voted 4:0:1 (Touloumtzis abstained) to forward a positive recommendation to the ZBA on the application of David Patteson for property located at 185A Old Albany Road (Assessor's Map R40, Lot 22), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 9.9 kW ground-mounted solar photovoltaic system at this location.

f. Application of Jill Fenner and Stanley Jaskolka for property located at 141 Meridian Street (Assessor's Map 22, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 7.85 kW ground-mounted solar photovoltaic system at this location.

The Board had no issues with this request.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0:1 (Touloumtzis abstained) to forward a positive recommendation to the ZBA on the application of Jill Fenner and Stanley Jaskolka for property located at 141 Meridian Street (Assessor's Map 22, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 7.85 kW ground-mounted solar photovoltaic system at this location.

Discussion Items:

a. Infill Development/Adaptive Reuse Ordinances



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The Board reached consensus to review these at their next meeting.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 9:06 p.m.

Respectfully Submitted,

Virginia Desorgher, Planning Board Member &
Eric Twarog, AICP
Director of Planning & Development