



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 May 7, 2015

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:04 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; David Moscaritolo and Alternate George Touloumtzis

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Smith, and voted 5:0 to approve the meeting minutes of April 16, 2015 as amended.

ZBA Recommendations:

- a. Application of CIL Realty of MA, Inc. for property located at 111 Summer Street (Assessor's Map 114, Lot 41), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 (E2), 200-7.2, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the reduction of the dimensional setback requirements by 20% and the development of multi-family units at this location.

Tony Wonseski of SVE Associates presented the proposal to the Board. The Board discussed the proposal to include architecture of the proposed buildings.

MOTION: Moved by Smith, seconded by Moscaritolo, and voted 5:0 to forward a positive recommendation to the ZBA on the application of CIL Realty of MA, Inc. for property located at 111 Summer Street (Assessor's Map 114, Lot 41), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 (E2), 200-7.2, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the reduction of the dimensional setback requirements by 20% and the development of multi-family units at this location with the consideration that the back of the foremost building on Summer Street be architecturally enhanced to be more appealing to the Summer Street residents.

- b. Application of Ford-Toyota of Greenfield for property located at 1 Main Street (Assessor's Map 49, Lot 10), which is located in the Central Commercial (CC) Zoning District, for a special permit



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pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow the relocation of the existing free-standing Ford pylon sign and to allow the installation of a new Toyota free-standing pylon sign as well as building attached signage at this location.

Tony Wonseski of SVE Associates presented the proposal to the Board. The Board discussed the application to include the proposed height of the pylon signs.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Ford-Toyota of Greenfield for property located at 1 Main Street (Assessor's Map 49, Lot 10), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow the relocation of the existing free-standing Ford pylon sign and to allow the installation of a new Toyota free-standing pylon sign as well as building attached signage at this location with the consideration to reduce the proposed height of the free standing signs in order to preserve the character of Main Street.

- c. Application of Lorenz Family Limited Partnership c/o Nancy Chatlin for property located at 312 Federal Street (Assessor's Map 95, Lot 20), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.5(A4), 200-6.5(B3), and 200-8.3 of the Zoning Ordinance in order to allow the reduction of parking spaces from the required 47 spaces to 33; and to allow the parking spaces with a two-foot setback to be consistent with existing conditions.

Tony Wonseski of SVE Associates presented the proposal to the Board. The Board had no issues with this request.

MOTION: Moved by Moscaritolo, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Lorenz Family Limited Partnership c/o Nancy Chatlin for property located at 312 Federal Street (Assessor's Map 95, Lot 20), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.5(A4), 200-6.5(B3), and 200-8.3 of the Zoning Ordinance in order to allow the reduction of parking spaces from the required 47 spaces to 33; and to allow the parking spaces with a two-foot setback to be consistent with existing conditions.

- d. Application of Application of Bryan Hobbs for property located at 576 Leyden Road (Assessor's Map R30, Lot 8), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2 C(1) and 200-8.3 of the Zoning Ordinance in order to keep livestock and poultry on a parcel of less than five (5) acres.



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The Board had no issues with this request.

MOTION: Moved by Pottern, seconded by Smith, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Bryan Hobbs for property located at 576 Leyden Road (Assessor's Map R30, Lot 8), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2 C(1) and 200-8.3 of the Zoning Ordinance in order to keep livestock and poultry on a parcel of less than five (5) acres.

- e. Application of Mary Collins for property located 373 Hope Street (Assessor's Map R01, Lot 6), 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 3.92 kW ground-mounted solar photovoltaic system at this location.

The Board had no issues with this request.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Mary Collins for property located 373 Hope Street (Assessor's Map R01, Lot 6), 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 3.92 kW ground-mounted solar photovoltaic system at this location.

Discussion Items:

- a. Infill Development/Adaptive Reuse Ordinances

The Board discussed potential areas for infill development to include areas close to the town center. Two members have taken walks looking at that part of town. Other members are encouraged to do the same to identify possible areas for infill development.

Adjournment:

MOTION: Moved by Pottern, seconded by Moscaritolo, and voted 5:0 to adjourn the Planning Board meeting at 9:08 p.m.

Respectfully Submitted,

Virginia Desorgher, Greenfield Planning Board