

GREENFIELD TOWN COUNCIL
Regular Meeting Minutes
July 15, 2009

GCTV-15

7:00 pm

CALL TO ORDER: Meeting was called to order at 7:04 p.m. by President Farrell.

ROLL CALL OF MEMBERS: Roll Call was taken. Councilor Wood was absent.

ALSO PRESENT: Mayor William Martin; Director of Municipal Finance and Administration Marjorie L. Kelly; Town Clerk Maureen Winseck; Planning Board Chairwoman Roxanne Wedegartner; Planning Board member Jim Allen; Assistant to the Mayor for Economic Development Robert Pyers; GCTV-15 staff; and members of the public.

ACCEPTANCE OF MINUTES: On a motion by Councilor Allis, second by Councilor McLellan, it was,
MOVED: TO ACCEPT THE TOWN COUNCIL MINUTES OF MAY 15 & 20, 2009 AND JUNE 24, 2009.

Councilor Maloney requested a friendly amendment to the minutes dated June 24, 2009, acknowledging Councilors Mason and Lashier were thanked for their service.

It was unanimously

VOTED: TO ACCEPT THE TOWN COUNCIL MINUTES OF MAY 15 & 20, 2009 AND JUNE 24, 2009 INCLUDING THE FRIENDLY AMENDMENT.

PUBLIC HEARINGS: Councilor Maloney read the following notice: In accordance with Home Rule Charter the Greenfield Town Council will hold a public hearing on Wednesday, July 15, 2009, beginning at 7:00 p.m. at GCTV-15, 393 Main Street to consider the following:

- Appropriate \$206,500 from Stabilization to the following accounts:
 - \$121,000 to Veterans' Services
 - \$37,000 to Labor Attorney Special Litigation
 - \$48,500 to Unemployment Compensation
- Interdepartmental transfers:
 - \$25,000 from DPW Operating to Town Hall Ordinary Maintenance
 - \$3,310 from Employees Life Insurance to Mayor's Salary and Wages
 - \$2,500 from Treasurer-Collector Ordinary Maintenance to Accountant
 - \$ 300 from Planning Department Ordinary Maintenance to Planning Board
 - \$1,000 from Planning Department Ordinary Maintenance to ZBA
 - \$6,500 from Worker's Compensation to Council on Aging Salary and Wages

The Town Council will consider the same at their meeting on Wednesday, July 15, 2009 which begins at 7:00 p.m. at the GCTV-15 Studio, 393 Main Street.

President Farrell opened the Public Hearing at 7:06 pm. He asked if anyone from the public wished to speak. No one from the public spoke. President Farrell stated the Public Hearing would be held open until the Town Council voted on the aforementioned.

COMMUNICATIONS:

MAYOR: Mayor Martin stated:

- Town hall was staffed by extremely hard working and dedicated people.
- Within his first 15 days in office he had met with department heads to obtain information.
- Revenue expectations for Fiscal Year 2009 have held with the greatest deficit area being from the Commonwealth of Massachusetts. However the town was in good shape.
- Expenses will be reviewed and a year end report would be provided to the Town Council in August.
- A public meeting would be held regarding the Local Options- Meals and Hotel taxes with properties owners.
- He would keep the Town Council apprised of legal issues facing the Town.

Discussion was held regarding the referendum vote taken on June 8, 2004, regarding the petition to the state to allow a local option meals tax. Councilor Maloney stated the Ways and Means Committee would hold a meeting to discuss the proposed Local Option Taxes with business owners and managers.

SCHOOL COMMITTEE CHAIRMAN: None.

TOWN OFFICERS: None.

Councilor Maloney held a second reading:

- Appropriate \$206,500 from Stabilization to the following accounts:
 - \$121,000 to Veterans’ Services
 - \$37,000 to Labor Attorney Special Litigation
 - \$48,500 to Unemployment Compensation
- Interdepartmental transfers:
 - \$25,000 from DPW Operating to Town Hall Ordinary Maintenance
 - \$3,310 from Employees Life Insurance to Mayor’s Salary and Wages
 - \$2,500 from Treasurer-Collector Ordinary Maintenance to Accountant
 - \$ 300 from Planning Department Ordinary Maintenance to Planning Board
 - \$1,000 from Planning Department Ordinary Maintenance to ZBA
 - \$6,500 from Worker’s Compensation to Council on Aging Salary and Wages

Order no. FY 10 -001

MOTIONS, ORDERS, AND RESOLUTIONS

MOTION: On a motion by Councilor Maloney, second by Councilor Allis, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE APPOINTMENT OF JEANNE CANTEEN TO FILL THE VACANT PRECINCT 7 TOWN COUNCIL SEAT, UNTIL JUNE 30, 2010, PURSUANT TO CHARTER SECTION 2-11.

DISCUSSION: President Farrell reviewed Ms. Canteen’s professional qualifications. He stated there was a unanimous positive recommendation from the Committee Chairpersons to appoint Ms. Canteen.

It was unanimously

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE APPOINTMENT OF JEANNE CANTEEN TO FILL THE VACANT PRECINCT 7 TOWN COUNCIL SEAT, UNTIL JUNE 30, 2010, PURSUANT TO CHARTER SECTION 2-11.

Town Clerk Winseck administered the oath of office to Ms. Canteen.

Order no. FY 10 -002

MOTION: On a motion by Councilor Maloney, second by Councilor Letourneau, it was,

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPOINTS MAUREEN WINSECK AS TOWN CLERK FOR A TERM OF THREE YEARS.

Order no. FY 10 -003

MOTION: On a motion by Councilor Maloney, second by Councilor Allis, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROPRIATE \$206,500 FROM STABILIZATION TO THE FOLLOWING ACCOUNTS:

- \$121,000 TO VETERANS’ SERVICES
- \$37,000 TO LABOR ATTORNEY SPECIAL LITIGATION
- \$48,500 TO UNEMPLOYMENT COMPENSATION

DISCUSSION: President Farrell closed the Public Hearing at 7:21 pm. Councilor Maloney stated the Ways and Means Committee forwarded a positive recommendation to table this order. He noted during the Ways and Means Committee meeting, Director of Municipal Finance and Administration Kelly informed the committee this appropriation may not be necessary and recommended tabling the order.

MOTION: On a motion by Councilor Maloney, second by Councilor Allis, it was unanimously,

TABLED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROPRIATE \$206,500 FROM STABILIZATION TO THE FOLLOWING ACCOUNTS:

- \$121,000 TO VETERANS’ SERVICES
- \$37,000 TO LABOR ATTORNEY SPECIAL LITIGATION

- \$48,500 TO UNEMPLOYMENT COMPENSATION

Order no. FY 10 -004

MOTION: On a motion by Councilor Maloney, second by Councilor Allis, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE FOLLOWING INTERDEPARTMENTAL TRANSFERS:

- \$25,000 FROM DPW OPERATING TO TOWN HALL ORDINARY MAINTENANCE
- \$3,310 FROM EMPLOYEES LIFE INSURANCE TO MAYOR'S SALARY AND WAGES
- \$2,500 FROM TREASURER-COLLECTOR ORDINARY MAINTENANCE TO ACCOUNTANT
- \$ 300 FROM PLANNING DEPARTMENT ORDINARY MAINTENANCE TO PLANNING BOARD
- \$1,000 FROM PLANNING DEPARTMENT ORDINARY MAINTENANCE TO ZBA
- \$6,500 FROM WORKER'S COMPENSATION TO COUNCIL ON AGING SALARY AND WAGES

DISCUSSION: Councilor Maloney stated the Ways and Means Committee forwarded a unanimous positive recommendation.

It was unanimously

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVES THE FOLLOWING INTERDEPARTMENTAL TRANSFERS:

- \$25,000 FROM DPW OPERATING TO TOWN HALL ORDINARY MAINTENANCE
- \$3,310 FROM EMPLOYEES LIFE INSURANCE TO MAYOR'S SALARY AND WAGES
- \$2,500 FROM TREASURER-COLLECTOR ORDINARY MAINTENANCE TO ACCOUNTANT
- \$ 300 FROM PLANNING DEPARTMENT ORDINARY MAINTENANCE TO PLANNING BOARD
- \$1,000 FROM PLANNING DEPARTMENT ORDINARY MAINTENANCE TO ZBA
- \$6,500 FROM WORKER'S COMPENSATION TO COUNCIL ON AGING SALARY AND WAGES

Order no. FY 10 -006

MOTION: On a motion by Councilor Maloney, second by Councilor Allis, it was,

MOVED: THAT IT BE ORDERED, THAT THE TOWN OF GREENFIELD AUTHORIZE THE ESTABLISHMENT OF A SCHOOL DEPARTMENT REVOLVING FUND PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 53 E ½ FOR THE FISCAL YEAR 2010, WITH SCHOOL DISTRICT TRANSPORTATION FEES CREDITED TO THE FUND. THE FUNDS MAY BE EXPENDED BY THE SCHOOL DEPARTMENT FOR THE COSTS ASSOCIATED WITH RELATED TRANSPORTATION FOR OUT OF DISTRICT STUDENTS WITH THE TOTAL EXPENSES NOT TO EXCEED \$50,000.00 FOR FISCAL YEAR 2010. THE BALANCE SHALL REMAIN IN THE FUND AT THE CLOSE OF THE FISCAL YEAR.

DISCUSSION: Councilor Maloney stated the Ways and Means Committee forwarded a unanimous positive recommendation. This would allow Special Education vehicles to transport out of district students for a fee.

It was unanimously

VOTED: THAT IT BE ORDERED, THAT THE TOWN OF GREENFIELD AUTHORIZE THE ESTABLISHMENT OF A SCHOOL DEPARTMENT REVOLVING FUND PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 53 E ½ FOR THE FISCAL YEAR 2010, WITH SCHOOL DISTRICT TRANSPORTATION FEES CREDITED TO THE FUND. THE FUNDS MAY BE EXPENDED BY THE SCHOOL DEPARTMENT FOR THE COSTS ASSOCIATED WITH RELATED TRANSPORTATION FOR OUT OF DISTRICT STUDENTS WITH THE TOTAL EXPENSES NOT TO EXCEED \$50,000.00 FOR FISCAL YEAR 2010. THE BALANCE SHALL REMAIN IN THE FUND AT THE CLOSE OF THE FISCAL YEAR.

Order no. FY 10 -005

MOTION: On a motion by Councilor Guin, second by Councilor Allis, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200, AS WRITTEN IN THE STRIKETHROUGH AND HIGHLIGHTED DOCUMENT ATTACHED HERETO AS "EXHIBIT A" AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE.

DISCUSSION: Councilor Guin reported EDC held a Public Hearing and requested clarification from the Planning Board relating to process taken when creating the amendments; the committee forwarded a positive recommendation on the information in the Town Council packet.

Councilor Singer expressed concern regarding allowing Multifamily dwellings by right in Semi-Residential districts. He recommended keeping this as a use permitted by special permit. Ms. Wedegartner explained the Planning Department and Board reasons for the recommendation in Exhibit A. She noted the amendment was requested partly to allow the town to continue to receive grant funding.

MOTION: On a motion by Councilor Singer, second by Councilor Allis, it was,
MOVED: TO AMEND THE BYLAWS SECTION 200-4.5 SEMI-RESIDENTIAL DISTRICT (SR) BY STRIKING “(8) MULTIFAMILY DWELLING IN ACCORDANCE WITH – 200-7.2., SUBSECTIONS B (1, 49)” AND INSERTING IT IN SECTION C (9).

DISCUSSION: Councilor Singer opposed this amendment because a multifamily dwelling was any dwelling with more than 2 apartments. He volunteered to work with the Planning Board to come up with language which would be less open ended yet still allow the town to receive grant funding. Councilors McLellan, Guin, Siano, Letourneau, Allis and Maloney would vote in favor of the amendment.

It was unanimously (10 yes and 1 no),

VOTED: TO AMEND THE BYLAWS SECTION 200-4.5 SEMI-RESIDENTIAL DISTRICT (SR) BY STRIKING “(8) MULTIFAMILY DWELLING IN ACCORDANCE WITH – 200-7.2., SUBSECTIONS B (1, 49)” AND INSERTING IT IN SECTION C (9).

MOTION: On a motion by Councilor Maloney, second by Councilor Allis, it was,
MOVED: TO AMEND THE TABLE OF USES TO REFLECT MULTIFAMILY DWELLING UNDER SEMI RESIDENTIAL FROM YES (Y) TO A SPECIAL PERMIT (SP).

President Farrell stated the additional amendments noted in the packet to the Table of Dimensional Requirement footnotes 3 and 5 and to 200-4.16. Corridor Overlay District (CO) I. 1. would not be considered this evening because the Town Council had not considered the proposed amendments.

President Farrell stated the Council would now vote on the total amended proposal.

It was unanimously

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD, ZONING ORDINANCE CHAPTER 200, AS WRITTEN AND AMENDED IN THE STRIKETHROUGH AND HIGHLIGHTED DOCUMENT ATTACHED HERETO AS “EXHIBIT A” AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE.

highlighted text was amended

ARTICLE III
Establishment of Districts

~ 200-3.3. Interpretation of district boundaries.

E. Whenever any uncertainty exists as to the exact location of a district boundary line, the location of such line shall be determined by the Inspector of Buildings, provided, however, that any person aggrieved by his decision may appeal to the Board of Appeals, as provided in Section 200-8.6 of this Ordinance.

~ 200-3.4. Lot divided by a district boundary.

When a district boundary divides a lot of record, the use of land and the requirements of the least restricted district may extend fifty (50) feet into the more restricted district.

ARTICLE IV
Use Regulations

~ 200-4.1. Application of use regulations.

D. Uses permitted in all districts by special permit.

- (1) Activities accessory to activities otherwise permitted within the district as a matter of right, which activities are necessary in connection with scientific research or scientific activities permitted as a matter of right, subject to the provisions of ~ 200-8.3 for a special permit granted by the Board of Appeals.
- (2) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (3) Private school not exempt from zoning under ~ 200-4.1B(1).
- (4) Uses not elsewhere classified.

~ 200-4.2. Rural Residential District (RC).

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have not been produced on the premises.
- (3) Multifamily dwelling in accordance with ~ 200-7.2.
- (4) Family day-care home.
- (5) Dormitories.
- (6) Bed-and-breakfast/tourist home in accordance with ~ 200-7.5.
- (7) Cemetery or crematory.
- (8) Public or private utility or substation.
- (9) Radio, television transmission or other communications use including towers.
- (10) Private school not exempt from zoning under ~ 200-4.1B(1).
- (11) Outdoor recreation.
- (12) Commercial camping.
- (13) Animal kennel or hospital.
- (14) Processing of earth authorized for removal in accordance with the Town of Greenfield Soil Removal Ordinance.¹
- (15) Shared housing.
- (16) Assisted living facility.

~ 200-4.3. Suburban Residential District (RB).

C. Uses permitted by special permit.

¹ Editor's Note: See Ch. 154, Soil Removal.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have not been produced on the premises.
- (3) Multifamily dwelling in accordance with ~ 200-7.2.
- (4) Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.
- (5) Dormitories.
- (6) Shared housing.
- (7) Nursing home, convalescent home, rest home.
- (8) Private school not exempt from zoning under ~ 200-4.1B(1).
- (9) Family day-care home.
- (10) Bed-and-breakfast/tourist home in accordance with ~ 200-7.5.
- (11) Cemetery or crematory.
- (12) Public or private utility or substation.
- (13) Radio, television transmission or other communications use excluding towers.
- (14) Hospital.
- (15) Outdoor recreation.
- (17) Animal kennel or hospital.
- (18) Assisted living facility.

~ 200-4.4. Urban Residential District (RA).

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have not been produced on the premises.
- (3) Multifamily dwelling in accordance with ~ 200-7.2.
- (4) Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.
- (5) Nursing home, convalescent home, rest home.
- (6) Private school not exempt from zoning under ~ 200-4.1B(1).
- (7) Family day-care home.
- (8) Shared housing.
- (9) Bed-and-breakfast/tourist home in accordance with ~ 200-7.5.
- (10) Cemetery.

- (11) Public or private utility or substation.
- (12) Radio, television transmission or other communications use excluding towers.
- (13) Funeral home.
- (14) Hospital.
- (15) Municipal parking lot or garage.
- (16) Lodging/boarding house
- (17) Animal kennel or hospital
- (18) Assisted living facility.

~ 200-4.5. Semi-Residential District (SR).

B. Uses permitted.

- (1) Greenhouse, nursery or farmstand where fifty percent (50%) or more of the products for sale have been produced on the premises.
- (2) Single-family dwelling.
- (3) Two-family dwelling.
- (4) Home occupation in accordance with ~ 200-6.3.
- (5) Business and professional offices requiring ten (10) or fewer parking spaces.
- (6) Family day-care home.
- (7) Philanthropic or charitable institution.

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Private club or membership organization.
- (3) Greenhouse nursery or farm stand where fifty percent (50%) or more of the products for sale have not been produced on the premises.
- (4) Private school not exempt from zoning under ~ 200-4.1B(1).
- (5) Public or private utility or substation.
- (6) Radio, television transmission or other communications use excluding towers.
- (7) Funeral home.
- (8) Crematory.
- (9) Multifamily dwelling in accordance with ~ 200-7.2., Subsections B (1,4-9)
- (10) Lodging/boarding/rooming house.

- (11) Shared housing.
- (12) Bed-and-breakfast/tourist home in accordance with ~ 200-7.5.
- (13) Mixed residential/office uses in accordance with ~ 200-7.10.
- (14) Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.

(15) Animal kennel or hospital

(16) Assisted living facility.

~ 200-4.6. Health Service District (H).

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Funeral home.
- (3) Multifamily dwelling in accordance with ~ 200-7.2.
- (4) Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.
- (5) Dormitories in conjunction with a medical training facility only.
- (6) Shared housing.
- (7) Medical research and development.
- (8) Crematory.
- (9) Mixed residential/office use in accordance with ~ 200-7.10.
- (10) Private school not exempt from zoning under ~ 200-4.1B(1).

(11) Assisted living facility.

~ 200-4.7. Central Commercial District (CC).

B. Uses permitted.

- (1) Greenhouse, nursery or farmstand.
- (2) Municipal or commercial parking lot or garage.
- (3) Bus or railroad passenger terminal or taxi dispatch.
- (4) Philanthropic or charitable institution.
- (5) Private club or membership organization.
- (6) Home occupation in accordance with ~ 200-6.3.
- (7) Mixed residential/business use in accordance with ~ 200-7.10.
- (8) Photocopying and data processing.
- (9) Retail establishment.

- (10) Business and professional offices.
- (11) Personal and consumer service establishments.
- (12) Service and repair shops for appliances, small equipment, business and consumer products.
- (13) Restaurant, bar or lounge for serving food or drinks primarily within the building.
- (14) Take-out food restaurant.
- (15) Theatre.
- (16) Cafeterias for employees, automatic teller machines, day-care centers and other normal accessory uses to a nonresidential use.
- (17) Garden center.
- (18) Multifamily dwelling in accordance with ~ 200-7.2., Subsections B (1,4-9)

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Radio, television transmission or other communications use excluding towers.
- (3) Private school not exempt from zoning under ~ 200-4.1B(1).
- (4) Funeral home.
- (5) Hotel, motel, inn.
- (6) Indoor recreation.
- (7) Medical center/clinic including accessory research.
- (8) Newspaper, printing, publishing.
- (9) Wholesale laundry or dry-cleaning plant.
- (10) Wholesale trade and distribution.
- (11) Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.
- (12) Lodging/boarding/rooming house only as a mixed residential/business use in accordance with ~ 200-7.10.
- (13) Shared housing.
- (14) Research and development facilities.
- (15) Conference center.
- (16) Trade shop including carpenter, builder, electrician, plumber, landscaper or similar trade with indoor storage of tools, supplies, and equipment.
- (17) Sale, leasing, repair, and servicing of new and used motor vehicles with a Class 1 Motor Vehicle license issued by the Town of Greenfield.
- (18) Assisted living facility.

~ 200-4.8. Limited Commercial District (LC).

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Public or private utility or substation.
- (3) Radio, television transmission or other communications use excluding towers.
- (4) Private school not exempt from zoning under ~ 200-4.1B(1).
- (5) Multifamily dwelling in accordance with ~ 200-7.2.
- (6) Bed-and-breakfast or tourist home.
- (7) Automotive repair and servicing shop.
- (8) Gas station.
- (9) Indoor recreation.
- (10) Newspaper, printing, publishing.
- (11) Wholesale laundry or dry-cleaning plant.
- (12) Wholesale trade and distribution.
- (13) Research and development facilities.
- (14) Mixed residential/business uses in accordance with ~ 200-7.10.
- (15) Assisted living facility.

~ 200-4.9. General Commercial District (GC).

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Public or private utility or substation.
- (3) Radio, television transmission or other communications use including towers.
- (4) Private school not exempt from zoning under ~ 200-4.1B(1).
- (5) Multifamily dwelling in accordance with ~ 200-7.2.
- (6) Single-family dwelling.
- (7) Two-family dwelling.
- (8) Lodging/boarding/rooming house.
- (9) Dormitories.
- (10) Bed-and-breakfast or tourist home.

- (11) Mixed residential/business uses in accordance with ~ 200-7.10.
- (12) Automotive repair and servicing shop.
- (13) Gas station.
- (14) Bulk storage and/or sale of fuel or other fluid other than waste.
- (15) Indoor recreation.
- (16) Newspaper, printing, publishing.
- (17) Wholesale laundry or dry cleaning plant.
- (18) Wholesale trade and distribution.
- (19) Waste hauling establishment.
- (20) Warehouse or freight transport terminal.
- (21) Assembly, bottling, packaging or finishing plant in an enclosed building.
- (22) Research and development facilities.
- (23) Contractor's yard or other open storage of raw materials, finished goods, or equipment.
- (24) Animal kennel or hospital.
- (25) Light industry, manufacturing or processing plant which will not be offensive, noxious, or hazardous.

(26) Assisted living facility.

~ 200-4.10. Office District (O).

C. Uses permitted by special permit.

- (1) **Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.**
- (2) Public or private utility or substation.
- (3) Radio, television transmission and other communications use excluding towers.
- (4) Research and development facilities.
- (5) Assembly, bottling, packaging, or finishing plant in an enclosed building.
- (6) Private school not exempt from zoning under ~ 200-4.1B(1).

~ 200-4.11. General Industry District (GI).

C. Uses permitted by special permit.

- (1) **Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.**
- (2) Radio, television transmission and other communications use including towers.
- (3) Public or private utility or substation.

- (4) Power plant.
- (5) Automotive repair and servicing shop.
- (6) Salvage/junkyard.
- (7) Processing of earth authorized for removal in accordance with the Town of Greenfield Soil Removal Ordinance.²
- (8) Waste hauling establishment.
- (9) Retail sales incidental to a permitted use or use allowed by special permit.
- (10) Private school not exempt from zoning under ~ 200-4.1B(1).
- (11) Wholesale laundry and dry-cleaning plant.
- (12) Hotel, motel inn.
- (13) Conference center.
- (14) Bulk storage and/or sale of fuel or other fluid other than waste.

~ 200-4.12. Planned Industry District (PI).

Amended 200-4.12 - Added Section D. (5) - October 16, 2002 by Town Council vote.

Amended 200-4.12 – Added Section C. (9) and changed the Table of Uses – March 21, 2007 by Town Council vote.

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
- (2) Private industrial or trade school.
- (3) Municipal or commercial parking lot or garage.
- (4) Radio, television transmission or other communications use including towers.
- (5) Power plant.
- (6) Service and repair shops for appliances, small equipment, business and consumer products.
- (7) Wholesale laundry or dry-cleaning plant.
- (8) Open storage of raw materials, finished goods, or equipment.
- (9) Bulk storage and/or sale of fuel or other fluid other than waste.

~ 200-4.13. Floodplain District (F).

B. District delineation.

- (3) Base Flood Elevation Data. Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A zones.

C. Notification of Watercourse Alteration. In a riverine situation, the Inspector of Buildings shall notify the following of any alteration or relocation of a watercourse:

² Editor's Note: See Ch. 154, Soil Removal.

(1) Adjacent Communities

(2) Bordering States (optional)

(3) NFIP State Coordinator

Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104

(4) NFIP Program Specialist

Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

D. Use regulations. The Floodplain District is established as an overlay district to all other districts. The requirements of the underlying district shall govern subject to the provisions of this section. All development, including structural and nonstructural activities, whether permitted by right or by special permit shall be in compliance with the Wetlands Protection Act, MGL c. 131, ~ 40, and with the requirements of the Massachusetts State Building Code pertaining to construction in the floodplains (Section 5323 of the 7th Edition of the MA State Building Code).

E. Permitted uses. The following uses of low flood damage potential and causing no obstructions to flood flows shall be allowed in the 100-year floodplain provided they are permitted in the underlying district and they do not require structures, fill, or storage of materials or equipment:

- (1) Agricultural uses such as farming, grazing, truck farming, horticulture, etc;
- (2) Forestry and nursery uses;
- (3) Outdoor recreational uses, including fishing, boating, play areas, etc;
- (4) Conservation of water, plants, wildlife;
- (5) Wildlife management areas, foot, bicycle, and horse paths;
- (6) Temporary nonresidential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises;
- (7) Buildings lawfully existing prior to the adoption of these provisions;
- (8) Installation of utility, sewer or septic systems, water supplies and production, and water lines provided the Department of Public Works is satisfied that there is adequate protection against breaking, leaking, short-circuiting, grounding, igniting, or floating during flooding;
- (9) The portion of any lot within the Floodplain District may be used to meet the lot area or yard requirements for the district in which the remainder of the lot is located.

F. Special permits. No encroachment shall be permitted within the 100-year floodplain as shown on the FIRM Maps unless a special permit is granted by the Zoning Board of Appeals. Encroachment shall include:

- (1) Structures or buildings erected, constructed, or otherwise created or moved;
- (2) Reconstruction or repair due to flood damage and improvement or expansion of any building or structure lawfully existing prior to the adoption of these provisions;
- (3) Storage, dumping, filling, excavation, disposal or transfer of earth or other material;
- (4) Installation of driveways or roads to serve areas outside the floodplain district where other access is not feasible.

G Special permit conditions. The Zoning Board of Appeals may grant a special permit under this section if the application complies with the following conditions (subject to other applicable provisions of this ordinance):

- (1) The proposed use shall comply in all respects with the provisions of the underlying district and shall be, to the maximum extent feasible, consistent with the purposes of the Floodplain District;
- (2) All encroachments, including fill, new construction, substantial improvements to existing structures, and other developments are prohibited unless certification by a registered professional civil engineer, hydrologist or other professional competent in such matters is provided by the applicant demonstrating that such encroachment shall not result in any decrease in flood storage capacity or increase in flood levels during the occurrence of the 100-year flood. The Board shall have the right to retain a registered professional civil engineer, hydrologist or other professional to verify this information. The applicant shall be responsible for the reasonable costs of such advice;
- (3) The Board may specify such additional requirements and conditions it finds necessary to protect the health, safety, and welfare of the public and the occupants of the proposed use, and of the Floodplain District;
- (4) The use complies with the State Building Code relative to construction in the floodplain and a determination has been made that the use will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws;
- (5) The applicant has established that the land is not unsuitable for the proposed use, based on hydrological/topographic data supplied by a registered professional civil engineer, hydrologist or other qualified professional;
- (6) A determination has been made by the Conservation Commission that the use complies with the Wetlands Protection Act, MGL c. 131, ~ 40;
- (7) Water supply systems shall not be subject to interruption or contamination during flooding;
- (8) Sewage disposal systems shall not be damaged when subject to inundation, or cause contamination during flooding;
- (9) Utilities shall be located and constructed to prevent flood damage;
- (10) The use shall not substantially affect the water table or water quality or substantially change the natural flow of floodwaters and drainage patterns of the area.

G. Special permit procedures.

- (1) The applicant shall submit to the Zoning Board of Appeals, five (5) copies of an application and site plan stamped by a registered land surveyor or a registered professional civil engineer showing the location, boundaries and dimensions of the lot or lots to be created; existing and proposed contours at five-foot intervals (or other interval as approved by the Board); the location and dimensions of any existing and proposed structures or uses; means of access; sewage disposal facilities; leach fields; parking areas; utilities; drainage systems and easements; watercourses; the boundary of the floodway; the boundary and elevation of the 100-year floodplain; and the elevation of the basement and first floor of any proposed buildings or structures.
- (2) Within ten (10) days of receipt of the application, the Board shall transmit one (1) copy of the plan to the Conservation Commission, Planning Board, Board of Health, and Inspector of Buildings. Final action shall not be taken until reports have been received from the above Boards or until forty-five (45) days have elapsed from the date of application.
- (3) Special permit procedures for public notice, hearing, and decisions shall be in accordance with Section 9 of the Zoning Act, MGL c. 40A and with the special permit provisions of ~ 200-8.3 of this ordinance.

~ 200-4.16. Corridor Overlay District (CO).

I. Procedural requirements.

- (1) Uses that are allowed by right shall be governed by the Planning Board. Uses that require a special permit shall be governed by the Special Permit Granting Authority. Any new development or changes to existing development excluding single-family residences but including signs shall require site plan approval.

~ 200-5.3. Additional dimensional provisions.

A. Residences in nonresidential districts. Residences permitted in the CC, LC, GC, O, and GI Districts must comply with the requirements of the RA District.

**ARTICLE VI
General Regulations**

~ 200-6.2. Accessory uses and structures.

B. Accessory structures.

(1) Accessory structures, less than 120 square feet.

(a) No accessory structure, except a permitted sign or roadside stand, shall be located within a required front yard area and no accessory structure shall be located closer than ten **three (3)** to any side or rear lot line.

(b) An accessory structure attached to its principal structure or within ten (10) feet of it shall be considered an integral part thereof and as such shall be subject to the front, side and rear yard requirements applicable to the principal structure.

(c) A private garage providing only for the storage of motor vehicles shall be considered a permitted accessory structure provided that no garage for the storage of more than three (3) automobiles shall be erected or used unless authorized by the Board of Appeals in accordance with ~ 200-8.3.

(2) Accessory structures greater than or equal to 120 square feet.

(a) No accessory structure shall be located within a required front yard area and no accessory structure shall be located closer than ten (10) feet to any side or rear lot line.

(b) An accessory structure attached to its principal structure or within ten (10) feet of it shall be considered an integral part thereof and as such shall be subject to the front, side and rear yard requirements applicable to the principal structure.

(c) A private garage providing only for the storage of motor vehicles shall be considered a permitted accessory structure provided that no garage for the storage of more than three (3) automobiles shall be erected or used unless authorized by the Board of Appeals in accordance with ~ 200-8.3.

E. Fences.

(1) All fences shall be erected on private property and shall be no closer to any public sidewalk than thirty (30) inches.

(2) Fences shall not exceed four (4) feet in height along the front lot line and that portion of the side lot lines between the front lot line and the minimum front setback line. Fences shall not exceed six (6) feet in height along that portion of side lot lines between the minimum front setback line and rear lot line, and along the rear lot line.

(3) Fences located within the side or rear yards and exceeding six feet in height shall be set back a distance equal to their height.

(4) On corner lots, no fence shall be located higher than three (3) feet within the triangle of clear site so as to obstruct visibility at the intersection in a manner that will jeopardize the safety of vehicles and pedestrians. The

triangle of clear site is that area formed by the intersecting street lines and a straight line joining said street lines at a point twenty-five (25) feet distant from the point of intersection of street lines.

(5) All fences greater than six feet in height shall require a building permit.

(6) Temporary fences on construction sites may be a maximum height of eight (8) feet to protect the site.

Fence requirements may be modified by the Zoning Board of Appeals by the issuance of a Special Permit, based upon finding that such modification is not detrimental to the neighborhood nor that such modification will jeopardize vehicular and/or pedestrian traffic.

~ 200-6.5. Parking requirements.

D. (2) Internal landscaping: All parking lots shall have internal landscaping as follows:

(a) Seven (7) to twenty (20) parking spaces shall have five percent (5%) planted lot area;

§ 200-6.7 Sign Regulations § 200-6.7 Amended - deleted section and replaced in its entirety by Town Council July 20, 2005.

A. Permitted signs by district.

(1) Signs in the Residential, Semi-Residential, and Health Districts.

(a) One (1) identification sign per dwelling unit for single and two family residences not exceeding two (2) square feet in area. If freestanding, it shall not be higher than four (4) feet and shall be set back at least three (3) feet from the public right-of-way and shall also be in accordance with § 200-5.3D, corner lots. Such signs shall be for identification purposes only, displaying the number or name of the occupant.

(c) One (1) entrance sign identifying the name of a subdivision, multifamily or condominium development not to exceed twelve (12) square feet in area and four (4) feet in height and shall be set back at least three (3) feet from the public right-of-way.

(d) One (1) bulletin or announcement board or identification sign not exceeding ten (10) square feet in area for each permitted nonresidential building or use provided that such sign, if freestanding, shall not be located nearer to a public right-of-way than one-half (1/2) the depth of the required front yard. Churches, public educational and other institutional uses shall be permitted two (2) such bulletin or identification signs provided one (1) does not exceed twenty (20) square feet in area and the other ten (10) square feet in area. Such signs shall not exceed six (6) feet in height if freestanding.

(e) One (1) sign in connection with a lawfully maintained nonconforming use or in connection with a greenhouse, nursery, or farmstand not exceeding twenty (20) square feet in area or six (6) feet in height if freestanding and shall be set back at least three (3) feet from the public right-of-way.

(f) One (1) sign in connection with a home occupation not exceeding three (3) square feet in area. If freestanding, it shall not be higher than four (4) feet and shall be set back at least three (3) feet from the public right-of-way and shall also be in accordance with § 200-5.3D, corner lots. Such signs shall be for identification purposes only, displaying any of the following the name of the home occupation, phone number and/or website address.

(2) Signs in the Central Commercial District.

(c) One (1) freestanding sign identifying the establishments on the premises not to exceed twenty-five (25) square feet in total area and ten (10) feet in height. Such sign shall be placed at least three (3) feet from the public right-of-way and shall not overhang the sidewalk. Premises occupied by more than one (1) establishment shall share one (1) freestanding sign.

(3) Signs in the Limited Commercial, Office, and General Industry Districts.

- (c) One (1) freestanding sign identifying the establishment(s) on the premises not to exceed forty (40) square feet in area and fifteen (15) feet in height. Such sign shall be placed at least three (3) feet from the public right-of-way and shall not overhang the sidewalk. Premises occupied by more than one (1) establishment shall share one (1) freestanding sign.

~ 200-6.8. Performance standards.

C. Standards.

- 8.** (1) Whenever the existing contours of the land are altered; grading, site design, and construction shall be designed to prevent soil erosion, sedimentation, uncontrolled surface water runoff or alteration of runoff to or from abutting properties. The primary reasons for having erosion and sedimentation control measures in place are to:

- (a) Prevent topsoil from migrating off a construction site,
- (b) Protect the Town's streets and storm water systems,
- (c) Protect adjacent property from siltation, and
- (d) Protect fish and other wildlife from siltation of ponds, lakes, streams and rivers.

(2) Procedure:

- (a) These standards shall pertain to all building sites under new construction or redevelopment. The applicant shall submit an erosion and sedimentation control plan to the Inspector of Buildings for approval. If Site Plan Review and Approval is required under the Greenfield Zoning Ordinance, an erosion and sedimentation control plan shall be submitted to the reviewing authority along with all other submittal requirements.

- (b) The Inspector of Buildings or any of his designees shall conduct a site visit to ensure that all temporary erosion and sedimentation control measures required under this policy are properly installed prior to and maintained throughout construction. Failure to comply with these standards may result in a stop work order or the revocation of permits.

- (c) Erosion of soil and sedimentation shall be minimized by using the following erosion control standards, which are in addition to any erosion control measures required by the Greenfield Conservation Commission as part of the issuance of a wetland related permit (Negative Determination of Applicability with Conditions or an Order of Conditions):

[1] Temporary erosion control measures shall be installed for the following:

- (i) All construction areas that slope toward the road or an abutting property shall require a properly installed siltation fence and/or baled hay barrier to prevent siltation of the roadway or neighboring property.

- (ii) All wetland areas shall be protected by a properly installed siltation barrier. Work that occurs in or within 100 feet of a wetland resource area or within 200 feet of a perennial river or stream requires filing with the Greenfield Conservation Commission. In areas outside the jurisdiction of the Conservation Commission but where the ground slopes toward a wetland area, a properly installed siltation fence and/or baled hay barrier shall be required.

- (iii) Stockpiles of loam shall be protected by a siltation fence and/or baled hay barrier. Stockpiles that remain on site for longer than 30 days shall also be seeded to prevent erosion. These measures shall remain until all material has been placed or disposed off site.

- (d) The smallest practical area of land shall be disturbed at any one time.

- (e) The duration of exposure of disturbed areas due to stripping of vegetation, soil removal, and grading shall be kept to a minimum.

- (f) Baled hay barriers and siltation fencing are to be maintained and cleaned until all slopes have a healthy stand of grass or other approved vegetation.

- (g) Baled hay and mulch shall be mowings of acceptable herbaceous growth, free from noxious weeds or woody stems. No salt hay shall be used.

- (h) All disturbed areas shall be loamed and seeded with grass or other approved vegetation.
- (i) After all disturbed areas have been stabilized, the temporary erosion control measures are to be removed. Disturbed areas resulting from removal of the temporary erosion control measures shall be repaired and seeded.
- (j) A temporary mud tracking bed (construction entrance) shall be put in place at each site entrance where necessary. This tracking bed shall consist of a four (4) inch minimum layer of 1 ¾ inch crushed stone and shall be a minimum of twenty (20) feet in length and fifteen (15) feet in width. This bed shall be maintained during construction to prevent tracking or flowing of sediment onto the public right-of-way and shall be removed prior to the placement of a gravel base and pavement.
- (k) It shall be the responsibility of the contractor to control blowing dust and soil. Dust control shall be used during grading operations if the grading is to occur within five hundred (500) feet of an occupied residence or place of business and may consist of grading fine soils on calm days only or dampening the ground with water.
- (l) Permanent erosion control and vegetative measures shall be in accordance with the Erosion and Sediment Control and Vegetative Practices in Site Development Guides published by the U.S. Department of Agriculture, Natural Resources Conservation Service.
- (m) The construction of roads or structures on slopes of fifteen (15) percent or greater shall require a special permit from the Planning Board. Such permit shall only be granted if the Board finds that adequate provisions have been made to protect against soil erosion and sedimentation, soil instability and uncontrolled surface water runoff.

~ 200-7.5. Bed-and-breakfast/tourist home.

- A. The bed-and-breakfast shall be owner-operated and may be owner occupied;
- B. No more than ten (10) rooms may be rented for transient occupancy. Such rooms shall share a common entrance, shall not have individual cooking facilities, and shall be served by private or shared bath/toilet facilities separate from those required for the single-family dwelling;
- C. The use of the single family dwelling for transient occupancy shall not alter the single-family residential appearance of the building;

~ 200-8.4. Site plan review and approval.

- D. Submittal requirements.
 - (1) (b) The name of the applicant and property owner, the name of the person preparing the plan, the scale, north arrow, and the date of plan;
 - (c) The location and boundaries of the lot, adjacent streets or ways, and the location and owners' names of all adjacent properties;
 - (d) Existing and proposed topography including contours, the location of wetlands, streams, waterbodies, drainage swales, areas subject to flooding, and unique natural land features, showing how it enhances and preserves scenic or environmentally sensitive areas along the water frontage;
 - (e) Existing and proposed structures including dimensions and interior layout of proposed structures;
 - (f) An elevation plan showing front, side and rear views of the proposed structure to be built.
 - (g) The location of parking and loading areas, driveways, walkways, access and egress points and distance to the nearest driveways and intersections;

- (h) The location and a description of all proposed septic systems, water supply, storm drainage systems, utilities, lighting, and refuse and other waste disposal methods;
- (i) Proposed landscape features including the location and a description of screening, fencing and plantings;
- (j) The location, dimensions, height and characteristics of proposed signs;
- (k) The location, description and percentage of proposed open space or recreation areas.
- (l) A snow removal plan;
- (m) Handicapped parking/access;
- (n) Bicycle Parking;
- (o) The location and description of all existing and proposed exterior storage;
- (p) The location and description of all existing and proposed easements;
- (q) Measures to prevent pollution of surface and groundwater, increased runoff, changes in groundwater levels, and flooding;
- (r) Design features which will integrate the proposed development into the existing landscape, maintain neighborhood character, enhance aesthetic assets and screen objectionable features from neighbors and roadways;
- (s) Control measures to prevent erosion and sedimentation during and after construction and the sequence of grading and construction activities, location of temporary control measures, and final stabilization of the site;
- (t) Estimated average daily and peak hour vehicle trips to be generated by the site and traffic flow patterns for both vehicles and pedestrians showing adequate access to and from the site and adequate circulation within the site.
- (u) Any other information required by the reviewing authority in its rules and regulations.

~ 200-8.7. Variances.

A. The Zoning Board of Appeals shall hear and decide appeals or petitions for variances from the provisions of this ordinance with respect to particular land or structures, provided that no variance within the Water Supply Protection District will be allowed by the Zoning Board of Appeals without a written advisory report from the Board of Health and the Greenfield Department of Public Works. Review and recommendation of the Planning Board and the Conservation Commission shall also be considered in the granting of the variance. Such variance shall be granted only in cases where the Board of Appeals finds all of the following:

Amended Table of Uses

Town of Greenfield
Ch. 200, Zoning

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Agricultural uses											

Farms	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Farms or the keeping of livestock or poultry on parcels of less than five (5) acres	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Greenhouse, nursery, or farm stand where fifty percent (50%) or more of the products for sale have been produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Greenhouse, nursery, or farm stand where fifty percent (50%) or more of the products for sale have not been produced on the premises	SP	SP	SP	SP	N	Y	Y	Y	N	N	N
Forestry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Residential Uses											
Single-family dwelling	Y	Y	Y	Y	Y	N	Y	SP	N	N	N
Two-family dwelling	Y	Y	Y	Y	Y	N	Y	SP	N	N	N
Multifamily dwelling	SP	SP	SP	SP	SP	Y	SP	SP	N	N	N
Congregate housing for the elderly or handicapped	N	SP	SP	SP	SP	SP	N	N	N	N	N
Family day-care home	SP	SP	SP	Y	Y	N	N	N	N	N	N
Lodging/boarding/house	N	N	SP	SP	N	SP ¹	N	SP	N	N	N

⁽¹⁾Only as a mixed residential/business use in accordance with § 200-7.10.

Table of Uses

Town of Greenfield
Ch. 200, Zoning
(cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Dormitories	SP	SP	N	N	SP ²	N	N	SP	N	N	N
Shared housing	SP	SP	SP	SP	SP	SP	N	N	N	N	N
Open space/cluster development	Y	Y	Y	N	N	N	N	N	N	N	N
Home occupation (Certain uses require a special permit. Refer to § 200-6.3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bed-and-breakfast or tourist home	SP	SP	SP	SP	N	N	SP	SP	N	N	N
Institutional and Municipal Uses											
Hospital	N	SP	SP	N	Y	N	N	N	N	N	N
Educational or religious uses exempt from zoning regulation under the Zoning Act, MGL c. 40A, §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Assisted living facility	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N
Nursing home, convalescent home, rest home	N	SP	SP	N	Y	N	N	N	N	N	N
Philanthropic or charitable institution	N	N	N	Y	N	Y	Y	Y	Y ³	Y ³	Y
Private school not exempt from zoning under § 200-4.1B(1)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP ⁴
Cemetery	SP	SP	SP	N	N	N	N	N	N	N	N

⁽²⁾In conjunction with a medical training facility only.

⁽³⁾Philanthropic institution only.

⁽⁴⁾Industrial or trade school only.

Table of Uses

Town of Greenfield
 Ch. 200, Zoning
 (cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Recreational Uses											
Crematory	SP	SP	N	SP	SP	N	Y	Y	N	N	N
Municipal uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal or commercial parking lot or garage	N	N	SP ⁵	N	N	Y	Y	Y	N	N	SP
Indoor recreation	N	N	N	N	N	SP	SP	SP	N	N	N
Outdoor recreation	SP	SP	N	N	N	N	N	N	N	N	N
Commercial camping	SP	N	N	N	N	N	N	N	N	N	N
Public park, public playground or other public recreational facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Communication, Utility, and Transportation Uses											
Radio, television transmission or other communications use:											
Excluding towers	SP	SP	SP	SP	N	SP	SP	SP	SP	SP	SP
Including towers	SP	N	N	N	N	N	N	SP	N	SP	SP
Power plant	N	N	N	N	N	N	N	N	N	SP	SP
Public or private utility, substation	SP	SP	SP	SP	N	N	SP	SP	SP	SP	Y ⁶
Bus or railroad passenger terminal or taxi dispatch	N	N	N	N	N	Y	Y	Y	N	N	N

⁽⁵⁾Municipal parking lot or garage only.

⁽⁶⁾In an enclosed building only.

Table of Uses

Town of Greenfield
Ch. 200, Zoning
(cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Commercial Uses											
Adult entertainment ⁷	N	N	N	N	N	N	N	SP	N	N	N
Animal kennel or hospital	SP	SP	SP	SP	N	N	N	SP	N	N	N
Automotive repair and servicing shop	N	N	N	N	N	N	SP	SP	N	SP	N
Bulk storage and/or sale of fuel or other fluid other than waste	N	N	N	N	N	N	N	SP	N	SP	SP
Car wash (on public sewer only)	N	N	N	N	N	N	Y	Y	N	N	N
Construction supply establishment	N	N	N	N	N	N	Y	Y	N	Y	N
Funeral home	N	N	SP	SP	SP	SP	Y	Y	N	N	N
Gas station	N	N	N	N	N	N	SP	SP	N	N	N
Hotel, motel, inn	N	N	N	N	N	SP	Y	Y	N	SP	N
Conference center	N	N	N	N	N	SP	Y	Y	N	SP	N
Medical center/clinic including accessory research	N	N	N	N	Y	SP	SP	SP	Y	N	N
Photocopying and data processing	N	N	N	N	N	Y	Y	Y	Y	Y	Y

⁽⁷⁾Only adult bookstore, adult video store, and adult paraphernalia store. See the Entertainment Overlay District § 200-7.13C for adult cabaret, adult motion-picture theater and establishments which display live nudity for their patrons.

Table of Uses

Town of Greenfield
Ch. 200, Zoning
(cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Newspaper, printing, publishing	N	N	N	N	N	SP	SP	SP	Y	Y	Y
Business and professional offices	N	N	N	Y ⁸	Y ⁹	Y	Y	Y	Y	Y	Y
Office park	N	N	N	N	N	N	N	N	Y	Y	Y
Personal and consumer service establishment	N	N	N	N	N	Y	Y	Y	N	N	N
Retail establishment	N	N	N	N	N	Y	Y	Y	N	N	N
Restaurant, bar or lounge for serving food or drinks primarily within the building	N	N	N	N	N	Y	Y	Y	N	N	N
Take-out restaurant	N	N	N	N	N	Y	Y	Y	N	N	N
Drive-in or drive-through restaurant	N	N	N	N	N	N	Y	Y	N	N	N
Sale or leasing of motor vehicles, boats, farm implements, campers or other vehicles or heavy equipment	N	N	N	N	N	N	Y	Y	N	N	N
Sale, leasing, repair and servicing of new and used motor vehicles with a Class 1 Motor Vehicles License issued by the Town of Greenfield ¹⁰	-	-	-	-	-	SP ¹⁰	-	-	-	-	-
Service and repair shops for appliances, small equipment, business and consumer products	N	N	N	N	N	Y	Y	Y	N	N	SP
Theatre	N	N	N	N	N	Y	Y	Y	N	N	N

⁽⁸⁾Offices requiring ten (10) or less parking spaces only.

⁽⁹⁾Offices related to health services only.

⁽¹⁰⁾This use only applies to the Central Commercial District.

Table of Uses

Town of Greenfield
 Ch. 200, Zoning
 (cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Trucking firm (on public sewer only)	N	N	N	N	N	N	N	N	N	Y	Y
Warehouse or freight transport terminal	N	N	N	N	N	N	N	SP	N	Y	Y
Wholesale laundry or dry- cleaning plant	N	N	N	N	N	SP	SP	SP	N	SP	SP
Wholesale trade and distribution	N	N	N	N	N	SP	SP	SP	Y	Y	Y
Self storage	N	N	N	N	N	N	Y	Y	Y	Y	N
Trade shop including carpenter, Builder, electrician, plumber, Landscape or similar trade with indoor storage of tools, supplies, and equipment	N	N	N	N	N	SP	Y	Y	N	Y	N
Garden center	N	N	N	N	N	Y	Y	Y	N	N	N
Industrial Uses											
Accessory activities connected with scientific research	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Assembly, bottling, packaging or finishing plant in an enclosed building	N	N	N	N	N	N	N	SP	SP	Y	Y

Table of Uses

Town of Greenfield
Ch. 200, Zoning
(cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Contractor's yard	N	N	N	N	N	N	N	SP	N	Y	N
Open storage of raw materials, finished goods, or equipment	N	N	N	N	N	N	N	SP	N	Y	SP
Light industry, manufacturing or processing plant	N	N	N	N	N	N	N	SP	N	Y	Y
Research and development facilities	N	N	N	N	SP ¹¹	SP	SP	SP	SP	Y	Y
Salvage/junkyard	N	N	N	N	N	N	N	N	N	SP	N
Waste hauling establishment	N	N	N	N	N	N	N	SP	N	SP	N
Other Uses											
Conservation area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Processing of earth authorized for removal under the Town of Greenfield Soil Removal	SP	N	N	N	N	N	N	N	N	SP	N
Mixed residential/business uses	N	N	N	SP ¹²	SP ¹²	Y	SP	SP	N	N	N
Private club or membership organization	N	N	N	SP	N	Y	Y	Y	N	N	N

⁽¹¹⁾Medical research and development only.

⁽¹²⁾Mixed residential/office use only in accordance with § 200-7.10.

Table of Uses

Town of Greenfield
 Ch. 200, Zoning
 (cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Accessory Uses											
Cafeterias for employees, automatic teller machines, day-care centers and other normal accessory uses to a nonresidential use	N	N	N	N	Y ¹³	Y	Y	Y	Y	Y	Y
Retail sales incidental to a permitted use or use allowed by special permit	N	N	N	N	N	N	N	N	N	SP	Y
Uses Not Elsewhere Classified	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

⁽¹³⁾Not including automatic teller machines.

Table of Dimensional Requirements

District	Minimum Lot Area in Sq. Ft. ⁽¹⁾	Minimum Lot Frontage in Ft. & Lot Width ⁽¹⁾	Minimum Yard in Feet			Height in Ft.	Minimum ⁽³⁾ Landscaped Open Space
			Front	Side ⁽²⁾	Rear ⁽²⁾		
RA	8,000 10,000	65	25	10	30	35	40%
RB	12,000 15,000	80	25	15	30	35	40%
RC	40,000 50,000	200	30	20	30	35	40%
SR	8,000 10,000	65	25	10	30	35	40%
H	8,000 10,000	65	25	10	30	35/50 ⁽⁴⁾	25%
CC	----	----	0	0/15	0/15	50	15% ⁽⁵⁾
LC	----	30	0	0/15	0/25	35	0%
GC	----	30	25	0/15	0/25	40	0%
O	----	30	25	0/15	0/25	35	25%
GI	----	30	30	15/50	15/50	50 ⁽⁶⁾	0%
PI	43,560 (1 acre)	50	50	25	25	50 ⁽⁶⁾	30%
WP	60,000 80,000	200	(same as underlying district)				80%

Footnotes to Table of Dimensional Requirements.

¹ The first number is for all principal uses including single-family dwellings. The second number is for two-family dwellings. For multifamily structures there shall be the minimum requirement for two-family dwellings plus an additional increase in lot area for each additional unit equal to the following:

- RA, SR, H, - 2,000 square feet
- CC, LC, GC** RB - 4,000 square feet
- RC - 5,000 square feet

Frontage for multifamily dwelling lots shall be as follows:

- RA, SR, H, CC, LC, GC - 100 feet
- RB - 140 feet
- RC - 200 feet

² Minimum side and rear yards shall be increased to the second number when a nonresidential use abuts a residential, school or religious use or a residential district.

³ Open space requirements. The first number equals the minimum open space per lot. The second number equals the percent of usable open space defined as not having a slope of fifteen percent (15%) or more and not containing wetlands as delineated under the Wetlands Protection Act, MGL c. 131, § 40, and as defined in 310 CMR 10.00.

⁴ Height requirement in Health Service District. The first height applies to the Health Service District outside of the "Hospital Campus" and the second height applies to the "Hospital Campus" defined as the area bounded by Sanderson, High, Beacon, and North Streets. Additional height may be allowed in the "Hospital Campus" by special permit.

⁵ Open space requirements in Health Service District. The first two numbers are as defined in Note 3 above. The third number equals the minimum open space per lot within the "Hospital Campus" as defined in Note 4 above.

⁶ The maximum height limit for structures and buildings in the GI and PI zoning districts may be increased on a special permit by the ZBA if it finds the proposed structure will not adversely impact adjacent properties, the neighborhood, the Town, or the environment. The special permit criteria in Section 200-8.3 F. of this Zoning Ordinance shall be considered when reviewing the special permit; in addition, the applicant shall clearly demonstrate that the size and height of the structure is the minimum necessary.

PRESENTATION OF PETITIONS AND SIMILAR PAPERS

REPORTS OF COMMITTEES

WAYS AND MEANS COMMITTEE – Chairman Maloney stated the committee would discuss the Local Options Meals and Hotel Tax at the next meeting.

UNFINISHED BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Councilor Guin memorialized former Town Councilor Tom Bean: “I wanted to take a moment tonight and remember a true Greenfield Hero. One of the first official things I had to do as the president of the new council a few years back was to break a tie for precinct one councilor...and like all things I took a bit of flack as my choice's were a longtime resident and veteran councilor or a young Greenfield new comer with fresh ideas...I chose experience and maturity and it proved to be one of the best decisions I have ever made. A year later the newcomer was gone from our town. I had the honor to work with Tom Bean. He offered a historic perspective and gave the new council a voice of experience. We lost Tom Bean this week and I would like to send my thoughts and prayers to his family... with his dedication to his country and his community Tom Bean was a fine example of how one person can make a difference and leaves a legacy of someone that believed in giving back and trying to leave this world better than he found it.”

Councilor Maloney remembered former Councilor Bean with a humorous story from a Town Council meeting noting “Tom always helped you keep your perspective.”

MOTION: On a motion by Councilor Guin, second by Councilor Maloney, it was unanimously
VOTED: TO DEDICATE A PAGE IN OUR MINUTES HONORING TOM BEAN FOR HIS SERVICE TO THIS COUNCIL.

MOTIONS FOR RECONSIDERATION: None.

PUBLIC FORUM: None.

ADJOURNMENT: On a motion by Councilor Guin, second by Councilor Maloney, it was unanimously
VOTED: TO ADJOURN THE MEETING AT 8:02 P.M.

A true copy,

Attest: _____
Maureen T. Winseck, Town Clerk

GREENFIELD TOWN COUNCIL MEMBERS

GCTV-15

Regular Meeting

July 15, 2009

1. Wood, Peter	Ex.						
2. McLellan, Thomas	P						
3. Allis, Brickett	P						
4. Maloney, Mark	P						
5. Singer, David	P						
6. Letourneau, Danielle	P						
7. Canteen, Jeanne	P						
8. Joseph, Christopher	P						
9. Sullivan, Mary-Catherine	P						
10. Farrell, Timothy	P						
11. Guin, Daniel	P						
12. Sutphin, Tracey	P						
13. Mason, John	P						

In memory of
Tomas W. Bean, Jr.



FORMER TOWN COUNCILOR
FEBRUARY 6, 1923 - JULY 2, 2009