

GREENFIELD TOWN COUNCIL
182nd Regular Meeting Minutes
June 20, 2018

Greenfield High School, 21 Barr Avenue

7:00 pm

CALL TO ORDER: Meeting was called to order at 7:00 p.m. by President Renaud.

President Renaud stated this meeting was being recorded. If any other person present was doing the same, they must notify the chairperson at this time. It was noted the Town Council was audio recording and GCTV-15 was video recording the meeting for future broadcast.

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

ALSO PRESENT: Town Clerk Deborah J. Tuttle; Finance Director/Town Auditor/Town Accountant Elizabeth Braccia; Director of Administration Mark Smith; Greenfield School Superintendent Jordana Harper; School Committee Chairperson Adrian Nunez; Special Assistant to the Mayor for Special Projects John Lunt; GCTV-15 staff; Dan Desrochers, *the Recorder*, and members of the public.

The Pledge of Allegiance was held.

ACCEPTANCE OF MINUTES: None.

PUBLIC COMMENT: The following members of the public spoke:

- Nancy Hazard, 30 Spring Terrace, spoke as a member of the Greening of Greenfield. Sustainable Greenfield Implementation Committee in support of the 100 % renewal resolution.
- Hazel Dawkins, 91 Smith, spoke in support of the Resolution of Greenfield to transition completely off of fossil fuels.
- Patty Morey Walker, 194 High Street, voiced concerns regarding the Mayor's refusal to display the poster for the Franklin County Pride Committee to advertise the Gay Pride Parade and the raising of the Gay Pride Flag at the Town Hall.
- Jamie Pottern, 83 Crescent Street, spoke as member of Franklin County Pride Committee, encouraging all people to attend the parade and show in support for the LGBTQ community.
- Pam Kelly, 32 Spruce Street, spoke in support of the 100 % renewable campaign and shares her own personal experience with saving money when using energy efficient solutions.
- Garrett Connelly, 84 Congress Street, spoke in support of 100 % renewable proposal and urges Council to take leadership on this issue for the Town and also the State.
- Peg Hall, 34 Pierce Street, spoke in support of 100 % renewable resolution and gives an example of her efforts to use energy efficient products. She also encouraged everyone to support gay pride.
- Louise Amyot, 56 Madison Circle, spoke as a member of the "Not in our Town" Organization and believes that not supporting the Gay Pride Parade and not allowing posters to be put up was a human rights issue. She also supports the 100 % renewable resolution and strongly urged the Council to support it as well.

- Linda Smith, 788 Bernardston Road, favors the solar ordinance that is before the Council. She spoke as the Chairperson of the Planning Board to the recreational marijuana selling and zoning ordinance that was submitted to the Council.
- Dorothy McIver, 88 Columbus Ave, expressed concern with the lack of support from Town Hall of the Gay Pride March and believes it was a human rights violation and needs to be addressed. She supports the 100 % renewable resolution and urges the Council to vote yes to resolution.
- Janice Garvin, 62 Barton Heights, spoke to the difficulty of obtaining building permits from the Town. She urged the Council to act on this situation.
- Douglas White, 237 Conway Street, spoke as to concerns regarding the Mohawk Trail Woodlands Partnership. Ongoing work by the Partnership to support biomass and wood burning for heating. Requested the Council to research this more thoroughly.

PUBLIC HEARINGS: None.

COMMUNICATIONS:

DPW: Director Don Oulette acknowledged he would be retiring from Massachusetts and spoke of the following:

- Greenfield going to a four (4) day trash pickup on July 14, 2018
- Alternate week recycling pickup will remain the same

MAYOR:

COMMUNICATIONS FROM GCET BOARD OF COMMISSIONER AND/OR GCET DIRECTOR:
None

SCHOOL SUPERINTENDENT AND SCHOOL COMMITTEE: None.

TOWN OFFICERS: None.

MOTIONS, ORDERS, AND RESOLUTIONS

Order no. FY 18-141

MOTION: On a motion by Councilor Gilmour, second by Councilor Mass, it was,

MOVED: THAT IT BE ORDERED THAT ORDER NO. FY 18-124, APPROVAL OF A NEW ORDINANCE, CHAPTER 341 PRECINCT MEETING PREVIOUSLY VOTED ON BY THE TOWN COUNCIL ON MAY 16, 2018 AND VETOED BY THE MAYOR ON MAY 31, 2018 IS HEREBY APPROVED.

DISCUSSION: Councilor Gilmour reported the Appointment & Ordinance Committee forwarded a unanimous positive recommendation. Councilor Mass reported the Community Relations & Education Committee forwarded a unanimous positive recommendation. Other discussion included:

- Councilor Mass reviewed the Mayor's reason for veto was.
- Disappointment that Mayor vetoed ordinance.
- Doesn't oppose the Mayor's veto; however, was opposed to the ordinance itself.
- Funds more available in this year's budget to apply to this process if necessary
- CRE location alternate to allow community to attend

It was by roll call majority, 9 Yes, 1 No, 1 Abstention

VOTED: TO APPROVE ORDER NO. FY 18-141.

Order no. FY 18-142

MOTION: On a motion by Councilor Stempel, second by Councilor Mass, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS ORDER NO. FY 18-120, APPROVED ON MAY 16.2018, AS FOLLOWS “THAT IT BE ORDERED, UPON RECOMMENDATION OF MAYOR MARTIN, AN ORDER TO APPROPRIATE FROM FREE CASH IN THE AMOUNT OF \$195,912 TO STABILIZATION ORDERED, THAT: THE GREENFIELD CITY COUNCIL APPROPRIATE THE SUM OF \$ 195,912 FROM FREE CASH TO THE FOLLOWING STABILIZATION FUNDS AS AMENDED:

- **\$131,261** ~~\$131,264.04~~ TO GENERAL STABILIZATION
- **\$64,651** ~~\$64,650.96~~ TO SPECIAL EDUCATION STABILIZATION”

DISCUSSION: Councilor Stempel reported the Ways & Means Committee did not take this up due to the fact that this was a correction. This order corrected a \$3.00 miscalculation from last meeting.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 18-142.

Order no. FY 18-145

MOTION: On a motion by Councilor Stempel, second by Councilor Mass, it was,

MOVED: THAT IT BE ORDERED, UPON RECOMMENDATION OF MAYOR MARTIN, AN ORDER TO INCREASE THE SENIOR WORK OFF PROGRAM EXEMPTION TO \$1,500, THE CITY COUNCIL VOTE TO INCREASE EXEMPTION UNDER THE TAX WORK-OFF PROGRAM FOR ELIGIBLE SENIORS IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAW CHAPTER 59, SECTION 5K TO \$1,500.

DISCUSSION: Councilor Stempel reported Ways & Means Committee forwarded a unanimous positive recommendation. Other discussion included:

- In response to President Renaud, Councilor Allis stated seniors know about the program from speaking to constituents and he highly supports this order.
- Council Sund suggested the Council should be more vocal in bringing the attention of this program to seniors.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 18-145.

Order no. FY 18-139

MOTION: On a motion by Councilor Gilmour, second by Councilor Mass, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL PURSUANT TO CHARTER SECTION 2-10 THE TOWN COUNCIL APPROVES OF THE FOLLOWING APPOINTMENTS, BY THE MAYOR TO THE FOLLOWING BOARDS AND/OR COMMISSIONS FOR THE EXPRESSED TERM:

APPOINTMENT

Amy McMahan	Planning and Construction Committee	3-year term, December 31, 2021
Amy McMahan	Planning Board – Alternate	3-year term, December 31, 2021

Scott Smith	Mayors Domestic Violence Task Force	3-year term, December 31, 2021
Robert O'Neill	Zoning Board of Appeals – Alternate	3-year term, December 31, 2021
Kelly Dixon	Board of Health	3-year term, December 31, 2021
Douglas Mayo	Commission on Disability Access	3-year term, December 31, 2021
Douglas Mayo	Historical Commission	3-year term, December 31, 2021
Jim Geisman	Parking and Traffic Commission	3-year term, December 31, 2021

DISCUSSION: Councilor Gilmour Reports Appointment & Ordinance Committee forwarded a unanimous positive recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 18-139.

Order no. FY 18-140

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

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL PURSUANT TO CHARTER SECTION 2-10 THE TOWN COUNCIL APPROVES OF THE FOLLOWING REAPPOINTMENTS, BY THE MAYOR TO THE FOLLOWING BOARDS AND/OR COMMISSIONS FOR THE EXPRESSED TERM:

REAPPOINTMENT

Maureen Lyons	Human Rights Commission	3-year term, December 31, 2021
Rachael Kashner	Recreation Commission	3-year term, December 31, 2021
Richard Shortel	Trustees under Oliver Smith	3-year term, December 31, 2021
Jean Wall	Redevelopment Authority	3-year term, December 31, 2021
Robert Hawkins	Public Safety	3-year term, December 31, 2021
Donald White	Public Safety	3-year term, December 31, 2021
Janine Greaves	Public Library Board of Trustees	3-year term, December 31, 2021
Ed Berlin	Public Library Board of Trustees	3-year term, December 31, 2021
Bill Childs	Planning and Construction Committee	3-year term, December 31, 2021
Joannah Whitney	Local Cultural Council	3-year term, December 31, 2021
John Passiglia	Historical Commission	3-year term, December 31, 2021
Randall Bernard	Board of License Commission	3-year term, December 31, 2021
Nathanial Hussey	Agricultural Commission	3-year term, December 31, 2021
Adele Corcoran	Council on Aging	3-year term, December 31, 2021

Marcia Staples-Love	Council on Aging	3-year term, December 31, 2021
Karen McCormack	Council on Aging	3-year term, December 31, 2021
Mary Williford	Council on Aging	3-year term, December 31, 2021

DISCUSSION: Councilor Gilmour reported Appointment & Ordinance Committee forwarded a unanimous positive recommendation. Other discussion included:

- Questioned why the Public Safety Commission, as well as other boards, was not more diversified and believes a more involved conversation is needed for this issue.
- People have expressed concerns about the lack of transparency regarding decision making of the process of choosing these appointments and re-appointments.
- Appointments should be based on qualifications and have made themselves available for any questions regarding qualifications.

It was unanimously, 1 abstention,

VOTED: TO APPROVE ORDER NO. FY 18-140.

Order no. FY 18-146

MOTION: On a motion by Councilor Gilmour, second by Councilor Pyfrom, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD BY ADDING CHAPTER 338 PRIVATIZING CITY SERVICES ORDINANCE AS ATTACHED HERETO AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF CONTENTS OF THE CODE AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE TOWN OF GREENFIELD.

Chapter 338

PRIVATIZING CITY SERVICES

§ 338 - 1: Definitions	§ 338 - 2:???
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§ 338 - 1: Definitions

Privatization: The transfer of programs, services, or goods from public ownership to a private enterprise.

Town Services: activities currently performed by town employees or town departments under public oversight, whether financed directly through taxation or through a user fee.

§ 338 - 2:???

The Town of Greenfield will not privatize any town services without first complying with each of the following requirements:

(1) The Mayor shall prepare a written statement of the services to be the subject of the proposed privatization contract, and make said statement available to members of the town council and the public. This statement should include details related to expected savings to result from the privatization contract.

(2) A public hearing and opportunity for public comment shall be provided.

(3) Every privatization contract shall contain provisions requiring the contractor to offer available employee positions pursuant to the contract to qualified regular employees of the town whose town employment is terminated because of the privatization contract. Every such contract shall also contain provisions requiring the contractor to comply with a policy of nondiscrimination and equal opportunity for all persons protected by MGL chapter one hundred and fifty-one B, and to take affirmative steps to provide such equal opportunity for all such persons.

(4) After soliciting and receiving bids, the town shall publicly designate the bidder to which it proposes to award the contract. The Mayor shall prepare a comprehensive written analysis of the contract costs and benefits based upon the designated bid.

(5) No bid shall be awarded that does not significantly save the taxpayers money over the term of the contract.

(6) Before the bid is awarded it must be approved by a 2/3rds vote of the Town Council.

(7) The School Department is not subject to this ordinance.

DISCUSSION: Councilor Gilmour reports the Appointment & Ordinance Committee forwarded a positive recommendation. Other discussion included:

- Concerns were voiced over the policy as drafted and believes in wording in the fifth paragraph to be vague.
- Ordinance is based on a Massachusetts Law known as the Pacheco Law.
- There were several discussions by committee and this was the fourth version.
- The Town's Legal Department was reviewing the proposed language

MOTION: On a motion by Councilor Mass, second by Councilor Stempel, it was, unanimously,

VOTED: TO TABLE ORDER NO. FY 18-146

Order no. FY 18-091

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

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD BY DELETING CHAPTER 355, SECTION 50, ANNUAL SEWER USE CHARGES, IN ITS ENTIRETY AND REPLACE WITH THE ATTACHED HERETO AS "EXHIBIT A" AND FURTHER AMENDS THE INDEX OF THE CODE AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE TOWN OF GREENFIELD.

Exhibit A

§ 355-50 Annual sewer use charges.

In addition to the charges listed in § [355-49](#) of this article, an annual fee shall be charged to every user of the municipal sewage works. The fee so charged shall be established by the Mayor and shall be such as to produce revenues commensurate with the estimated annual cost of operating and maintaining all wastewater collection and treatment works. Any increase

in the rate exceeding 2 1/2% in a single year shall require approval of the Greenfield City Council. Any increase in the rate exceeding 5% in a single year shall require approval of two-thirds of the Greenfield City Council. Any increase in the rate exceeding 7 1/2% in a single year shall require approval of nine-tenths of the Greenfield City Council. Any increase in the rate exceeding 10% in a single year shall require approval of the voters of the City of Greenfield. Should the Council or voters not approve proposed increases the Mayor shall immediately cut operations and capital spending so that the rate remains commensurate with the estimated annual cost of operating and maintaining all wastewater collection and treatment works. Each user fee so charged shall be calculated so as to reflect the user's fair share of the operating costs based on the volume of the wastewater flows as determined by the Director. The fee shall be reviewed annually and set forth in the Policy on Water and Sewer Service and User Fees. No fee increase shall take effect until 30 days following notice to all users either by 1st class mail or by publication in a newspaper in general circulation within the City and conspicuously on the municipal website. ”

DISCUSSION: Councilor Gilmour reported Appointment & Ordinance committee forwarded a positive recommendation. Council discussion included:

- Explanation of the proposed amendments.
- Change in sewer rates and possible amendments to be made on the floor.
- Opposition to order because rates are too low.
- Options in emergency situations.
- Lack of support for a resolution that will make it more difficult to raise rates at a normal and effective level going forward.

MOTION: On a motion by Councilor Renaud, second by Councilor Mass, it was,

MOVED: TO AMEND BY DELETING “ANY INCREASE IN THE RATE EXCEEDING 10% IN A SINGLE YEAR SHALL REQUIRE APPROVAL OF THE VOTERS OF THE CITY OF GREENFIELD”.

DISCUSSION: Council discussion regarding the amendment included the following:

- Councilors were urged not vote for proposed amendment, but would vote for one with a higher threshold.
- Councilors stated they would not support the amendments.
- It was also noted that communications between the Council and Executive needed to improve.
- A proposed amendment was discussed to amend the threshold from 2 ½ % to 10%.
- This topic should be put to the voters on a local ballot.
- The Council should consider thresholds before a discussion to delete any language.

President Renaud and Councilor Mass withdraw the amendment respectively.

MOTION: On a motion by Councilor Gilmour, seconded by Councilor Mass, it was,

MOVED: TO AMEND THE PROPOSAL AS FOLLOWS: BY STRIKING “2 1/2” IN THE THIRD SENTACT AND INSERT IN ITS PLACE “10%”.

DISCUSSION: Council discussion regarding the amendment included the following:

- If that percentage was changed the subsequent percentages in the ordinance should also be amended.

- Would like to have consensus reached tonight.
- If the majority of the Council agrees upon a proposed rate that would be acceptable to have that rate change.
- This conversation is based on an impending event that no one could predict.

Councilor Gilmore accepted the following friendly amendment proposed by Councilor Mass to amend the percentages in the proposal as follows: by additionally deleting “5%, 7 ½ % and 100%” and in their space replace with “15%, 25%, and 100%” respectively.

It was by majority,

VOTED: TO AMEND THE PROPOSAL AS FOLLOWS: BY STRIKING “2 ½, 5%, 7 ½ % AND 100%” AND IN THEIR SPACE REPLACE WITH “10%, 15%, 25%, AND 100%” RESPECTIVELY.

President Renaud stated discussion would be held on the motion as amended. Discussion included:

- The Town Council has a responsibility to protect public safety.
- The ability to fund is needed for public health.
- If the request is to double the rate it would go to the tax payer for a vote.

MOTION: On a motion by Councilor Stempel, second by Councilor Dolan, it was by majority,

DEFEATED: TO CALL THE QUESTION.

Discussion included:

- How the Town could be in such dire-straits when a \$300,000 building was just built for the DPW.
- The original amendment by President Renaud was discussed.
- Local questions for voters could not be place on State ballots

MOTION: On a motion by Councilor Mass, second by Councilor Dolan, it was by majority,

VOTED: TO DELETE THE FOLLOWING LANGUAGE FROM THE ORDINANCE: “ANY INCREASE IN THE RATE EXCEEDING 100% IN A SINGLE YEAR SHALL REQUIRE APPROVAL OF THE VOTERS OF THE CITY OF GREENFIELD” AND ALSO DELETE “OR VOTERS” IN THE FOLLOWING SENTENCE.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 18 -091 as amended as follows **“§ 355-50 Annual sewer use charges.”**

In addition to the charges listed in § **355-49** of this article, an annual fee shall be charged to every user of the municipal sewage works. The fee so charged shall be established by the Mayor and shall be such as to produce revenues commensurate with the estimated annual cost of operating and maintaining all wastewater collection and treatment works. Any increase in the rate exceeding 10% in a single year shall require approval of the Greenfield City Council. Any increase in the rate exceeding 15% in a single year shall require approval of two-thirds of the Greenfield City Council. Any increase in the rate exceeding 25% in a single year shall require approval of nine-tenths of the Greenfield City Council. Should the Council not approve proposed increases the Mayor shall immediately cut operations and capital spending so that the rate remains commensurate with the estimated annual cost of operating and maintaining all wastewater collection and treatment works. Each user fee so charged shall be

calculated so as to reflect the user's fair share of the operating costs based on the volume of the wastewater flows as determined by the Director. The fee shall be reviewed annually and set forth in the Policy on Water and Sewer Service and User Fees. No fee increase shall take effect until 30 days following notice to all users either by 1st class mail or by publication in a newspaper in general circulation within the City and conspicuously on the municipal website.

Order no. FY 18-092

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

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMENDS THE CODE OF THE TOWN OF GREENFIELD CHAPTER 415, SECTION 48, SCHEDULE OF RATES, AS ATTACHED IN "EXHIBIT A" AND FURTHER AMENDS THE INDEX OF THE CODE AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE TOWN OF GREENFIELD.

Exhibit A

§ 415-84 Schedule of rates.

The Mayor shall annually set the current water usage rates. The rate shall be based on 100 cubic feet of water usage and be uniform for all accounts."

By adding the following:

"The fee so charged shall be established by the Mayor and shall be such as to produce revenues commensurate with the estimated annual cost of operating and maintaining all water delivery and treatment works. Any increase in the rate exceeding 2 1/2% in a single year shall require approval of the Greenfield City Council. Any increase in the rate exceeding 5% in a single year shall require approval of two-thirds of the Greenfield City Council. Any increase in the rate exceeding 7 1/2% in a single year shall require approval of nine-tenths of the Greenfield City Council. Any increase in the rate exceeding 10% in a single year shall require approval of the voters of the City of Greenfield. Should the Council or voters not approve proposed increases the Mayor shall immediately cut operations and capital spending so that the rate remains commensurate with the estimated annual cost of operating and maintaining all water delivery and treatment works. Each user fee so charged shall be calculated so as to reflect the user's fair share of the operating costs based on the volume of the water delivery as determined by the Director. The fee shall be reviewed annually and set forth in the Policy on Water and Sewer Service and User Fees. No fee increase shall take effect until 30 days following notice to all users either by 1st class mail or by publication in a newspaper in general circulation within the City and conspicuously on the municipal website."

MOTION: On a motion by Councilor Gilmour, second by Councilor Mass, it was unanimously,

VOTED: TO MIMIC THE AMENDMENTS MADE IN SECTION 355-50 BY AMENDING PERCENTAGES AND REMOVING LANGUAGE AS PREVIOUSLY VOTE.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 18 -092 AS AMENDED AS FOLLOWS:

Exhibit A

§ 415-84 Schedule of rates.

The Mayor shall annually set the current water usage rates. The rate shall be based on 100 cubic feet of water usage and be uniform for all accounts."

By adding the following:

“The fee so charged shall be established by the Mayor and shall be such as to produce revenues commensurate with the estimated annual cost of operating and maintaining all water delivery and treatment works. Any increase in the rate exceeding 10 % in a single year shall require approval of the Greenfield City Council. Any increase in the rate exceeding 15% in a single year shall require approval of two-thirds of the Greenfield City Council. Any increase in the rate exceeding 25% in a single year shall require approval of nine-tenths of the Greenfield City Council. Should the Council not approve proposed increases the Mayor shall immediately cut operations and capital spending so that the rate remains commensurate with the estimated annual cost of operating and maintaining all water delivery and treatment works. Each user fee so charged shall be calculated so as to reflect the user's fair share of the operating costs based on the volume of the water delivery as determined by the Director. The fee shall be reviewed annually and set forth in the Policy on Water and Sewer Service and User Fees. No fee increase shall take effect until 30 days following notice to all users either by 1st class mail or by publication in a newspaper in general circulation within the City and conspicuously on the municipal website.”

Order no. FY 18-137

MOTION: On a motion by Councilor Leonovich, second by Councilor Pyfrom, it was,

MOVED: THAT IT BE ORDERED THAT THE TOWN COUNCIL OF GREENFIELD AMENDS THE ZONING ORDINANCE, CHAPTER 200 OF THE CODE OF THE TOWN OF GREENFIELD SECTION 200-7.15, LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS AS INDICATED AND AMENDED ON THE ATTACHED EXHIBIT A. AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE TOWN OF GREENFIELD.



William F. Martin
Mayor

City of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

Town Hall • 14 Court Square • Greenfield, MA 01301
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EricT@greenfield-ma.gov • www.greenfield-ma.gov

Members:
Twarog, Eric
Director, Planning & Dev.

Allen, Jim (2019)
Desorgher, Virginia (2019)
Pottern, Jamie (2018)
Roberts, Charles (2020)
Smith, Linda (2019)
Toulountzis, George (2018)

June 8, 2018

To: Karen Renaud, City Council President
Members of the Greenfield City Council

From: Linda Smith, Chairwoman, Planning Board

Re: Proposed Zoning Amendments – Large-Scale Solar Ordinance

At its June 7, 2018 meeting, the Planning Board took the following vote to forward a positive recommendation to the City Council on the proposed amendments to the Large-Scale Ground-Mounted Solar Photovoltaic Installations Ordinance (Section 200-7.15 of the Zoning Ordinance):

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to forward a positive recommendation to the City Council on the proposed amendments to the Large-Scale Ground-Mounted Solar Photovoltaic Installations Ordinance (Section 200-7.15 of the Zoning Ordinance).

Thank you for your consideration.

Respectfully submitted,
Linda Smith
Chairwoman, Planning Board



*The Town of Greenfield is an Affirmative Action/Equal Opportunity Employer,
a designated Green Community and a recipient of the "Leading by Example" Award*



William F. Martin
Mayor

City known as the Town of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

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Members:
Twarog, Eric
Director, Planning & Dev.

Allen, Jim (2019)
Desorgher, Virginia (2019)
Moscaritolo, David (2020)
Pottern, Jamie (2018)
Roberts, Charles (2020)
Smith, Linda (2019)
Toulountzis, George (2018)

February 9, 2018

To: Karen Renaud, City Council President
Members of the Greenfield City Council

From: Linda Smith, Chairwoman, Planning Board

Re: Proposed Zoning Amendments – Section 200-7.15, Large-Scale Ground-Mounted Solar Photovoltaic Installations

At its February 8, 2018 meeting, the Planning Board took the following vote to forward the proposed amendments to Section 200-7.15, Large-Scale Ground-Mounted Solar Photovoltaic Installations, to the City Council to initiate the zoning amendment process.

MOTION: Moved by Pottern, seconded by Roberts, and voted 4:0 accept the February 6, 2018 version as revised on February 8, 2018 of the proposed amendments to Section 200-7.15, Large-Scale Ground-Mounted Solar Photovoltaic Installations and to forward said amendments to the City Council to initiate the zoning amendment process.

Respectfully submitted,
Linda Smith
Chairwoman, Planning Board

Attachment



EXHIBIT A



William F. Martin
Mayor

City of
GREENFIELD, MASSACHUSETTS

PLANNING & DEVELOPMENT DEPARTMENT

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PROPOSED ZONING AMENDMENT TO THE GREENFIELD ORDINANCE
November 28, 2017, December 26, 2017, January 19, 2018, February 6, 2018, February 9, 2018

Note: Text with a ~~strike through~~ is text to be deleted, *black bold italic* text is newly proposed text.

Amend Section 200-7.15(C5) of the Zoning Ordinance by adding the following additional required documentation:

In addition to items (a)-(r) above, for large-scale ground-mounted solar photovoltaic installation projects exceeding 10 acres, the following documents are also required:

- (s) *Location on the site plan of all existing trail networks and woods roads in the project area; and*
- (t) *Map of adjacent properties and land uses."*

Amend Section 200-7.15(C9(a)) of the Zoning Ordinance by adding the following new language:

- "(9) Dimension and Density Requirements.
- (a) Setbacks. For large-scale ground-mounted solar photovoltaic installations, front, side and rear setbacks shall be as follows:
 - i Front yard: The front yard depth shall be at least 50 feet.
 - ii Side yard. Each side yard shall have a depth at least 25 feet.
 - iii Rear yard. The rear yard depth shall be at least 25 feet.

For large-scale, ground-mounted solar photovoltaic installations exceeding 10 acres, all setbacks shall increase to fifty (50) feet when the boundary line abuts a residential use or district, conservation area, public recreation area, or public roadway."

Amend Section 200-7.15(C9(d)) of the Zoning Ordinance by adding the words "except in the Planned Industry Zoning District for which the limit shall be fifty (50) acres. Projects greater than ten (10) acres in size within the Planned Industry District shall require a special permit from the Zoning Board of Appeals" so that both read as follows:

- "(9) Dimension and Density Requirements.
- (d) Project Area. The total project area of any structure and improvements associated with a large-scale ground-mounted solar photovoltaic installation shall not exceed ten (10) acres, *except in the Planned Industry Zoning District for which the limit shall be fifty (50) acres. Projects greater than ten (10) acres in*



William F. Martin
Mayor

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PLANNING & DEVELOPMENT DEPARTMENT

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size within the Planned Industry District shall require a special permit from the Zoning Board of Appeals.”

Amend Section 200-7.15(C10(g)) of the Zoning Ordinance by adding the following new language:

“(g) *Visual Impacts/Screening. Large-Scale Ground-Mounted Solar Photovoltaic Installations shall be designed to minimize visual impacts including preserving natural vegetation to the maximum extent possible, blending in equipment with the surroundings, and adding vegetative buffers to provide an effective visual barrier from adjacent roads and driveways, and to screen abutting residential dwellings. Large-Scale Ground-Mounted Solar Photovoltaic Installations shall be screened from view by a minimum fifteen (15) foot wide staggered and grouped planting of shrubs and small trees. Such plantings shall use native plants and a mix of deciduous and evergreen species and may be located within the setback area.”*

Amend Section 200-7.15(C11) of the Zoning Ordinance by adding the following new standards:

“(c) *For large-scale projects exceeding 10 acres where existing trail networks or woods roads, which often serve as wildlife corridors, are disrupted by the location of the Ground-Mounted Solar Electric Installation the plans shall show alternative trail alignments to be constructed by the applicant, although no rights of public access may be established hereunder. “*

Amend Section 200-7.15(C13(aiii)) of the Zoning Ordinance by adding the words “or SPGA” after the words “The Planning Board” so that it reads as follows:

“iii Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board *or SPGA* may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.”

Add the following new definition to Section 200-2.1 – Definitions:

WILDLIFE CORRIDOR – *A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations.*



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~ 200-7.15. Large-Scale Ground-Mounted Solar Photovoltaic Installations. [Added by the Town Council on March 17, 2010 and amended by the Town Council on December 19, 2012]

- A. Purpose. The purpose of this ordinance is to promote the creation of new large-scale ground-mounted solar photovoltaic installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations. The provisions set forth in this section shall apply to the construction, operation, and/or repair of large-scale ground-mounted solar photovoltaic installations.
- B. Applicability. This section applies to large-scale ground-mounted solar photovoltaic installations proposed to be constructed after the effective date of this section. This section also pertains to physical modifications that materially alter the type, configuration, or size of these installations or related equipment.
- C. General Requirements for all Large-Scale Solar Power Generation Installations.
- (1) Compliance with Laws, Ordinances and Regulations. The construction and operation of all large-scale solar photovoltaic installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a solar photovoltaic installation shall be constructed in accordance with the State Building Code.
 - (2) Building Permit and Building Inspection. No large-scale solar photovoltaic installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit.
 - (3) Site Plan Review. Large-scale ground-mounted solar photovoltaic installations with 250 kW or larger of rated nameplate capacity allowed by right shall undergo site plan review by the Planning Board prior to construction, installation or modification as provided in this section. Large-scale ground-mounted solar photovoltaic installations with 250 kW or larger of rated nameplate capacity allowed by special permit shall undergo site plan review by the Zoning Board of Appeals.
 - (4) All plans and maps shall be prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts.
 - (5) Required Documents. In addition to the submittal requirements under ~ 200-8.4 of the Zoning Ordinance, the project proponent shall provide the following documents:
 - (a) Blueprints or drawings of the solar photovoltaic installation signed by a Professional Engineer licensed to practice in the Commonwealth of



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- Massachusetts showing the proposed layout of the system and any potential shading from nearby structures;
- (b) One or three line electrical diagram detailing the solar photovoltaic installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices;
 - (c) Documentation of the major system components to be used, including the PV panels, mounting system, and inverter;
 - (d) Name, address, and contact information for proposed system installer;
 - (e) Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
 - (f) The name, contact information and signature of any agents representing the project proponent;
 - (g) Documentation of actual or prospective access and control of the project site;
 - (h) An operation and maintenance plan;
 - (i) Zoning district designation for the parcel(s) of land comprising the project site (submission of a copy of a zoning map with the parcel(s) identified is suitable for this purpose);
 - (j) Proof of liability insurance; and
 - (k) Description of financial surety that satisfies Subsection (13)(c) of this ordinance.
 - (l) A list of any hazardous materials proposed to be located on the site in excess of household quantities and a plan to prevent their release to the environment, as appropriate;
 - (m) Documentation by an acoustical engineer of the noise levels projected to be generated by the installation;
 - (n) Documentation of soil types on all land involved with the project;
 - (o) Locations of wetlands and Priority Habitat Areas defined by the Natural Heritage & Endangered Species Program (NHESP);
 - (p) Locations of floodplains or inundation areas for moderate or high hazard dams;
 - (q) Provision of water including that needed for fire protection; and
 - (r) Existing trees 6" caliper or larger.

In addition to items (a)-(r) above, for large-scale ground-mounted solar photovoltaic installation projects exceeding 10 acres, the following documents are also required:

- (s) *Location on the site plan of all existing trail networks and woods roads in the project area; and*
- (t) *Map of adjacent properties and land uses.*

The Reviewing Authority may waive documentary requirements that are not applicable to



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the project under consideration.

- (6) Site Control. The project proponent shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed solar photovoltaic installation.
- (7) Operation & Maintenance Plan. The project proponent shall submit a plan for the operation and maintenance of the large-scale ground-mounted solar photovoltaic installation, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.
- (8) Utility Notification. No large-scale ground-mounted solar photovoltaic installation shall be constructed until evidence has been given to the Site Plan Review Authority that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar photovoltaic installation owner or operator's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
- (9) Dimension and Density Requirements.
- (a) Setbacks. For large-scale ground-mounted solar photovoltaic installations, front, side and rear setbacks shall be as follows:
 - i Front yard. The front yard depth shall be at least 50 feet.
 - ii Side yard. Each side yard shall have a depth at least 25 feet.
 - iii Rear yard. The rear yard depth shall be at least 25 feet.

For large-scale, ground-mounted solar photovoltaic installations exceeding 10 acres, all setbacks shall increase to fifty (50) feet when the boundary line abuts a residential use or district, conservation area, public recreation area, or public roadway.
 - (b) Appurtenant Structures. All appurtenant structures to large-scale ground-mounted solar photovoltaic installations shall be subject to reasonable regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. Structures should be screened from view by vegetation and/or joined or clustered to avoid adverse visual impacts.
 - (c) Height of Structures. The height of any structure associated with a Large-Scale Ground-Mounted Solar Electric Installation shall not exceed 20 feet.
 - (d) Project Area. The total project area of any structure and improvements associated with a large-scale ground-mounted solar photovoltaic installation shall not exceed ten (10) acres, *except in the Planned Industry Zoning District for which the limit shall be fifty (50) acres. Projects greater than ten (10) acres in size within the Planned Industry District shall require a special permit from the*

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Zoning Board of Appeals.

(10) Design and Performance Standards.

- (a) **Lighting.** Lighting of solar photovoltaic installations shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Lighting of the solar photovoltaic installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
- (b) **Signage.** Signs on large-scale ground-mounted solar photovoltaic installations shall comply with ~ 200-6.7. A sign consistent with ~ 200-6.7 shall be required to identify the owner and provide a 24-hour emergency contact phone number. Solar photovoltaic installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar photovoltaic installation.
- (c) **Utility Connections.** Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the solar photovoltaic installation underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.
- (d) **Control of Vegetation.** Herbicides shall not be used to control vegetation at the solar electric installation. Mowing, grazing or using geotextile materials underneath the solar array are possible alternatives.
- (e) **Noise.** Noise generated by Large-Scale Ground-Mounted Solar Electric Installations and associated equipment and machinery shall conform to applicable state and local noise regulations, including the DEP's Division of Air Quality noise regulations, 310 CMR 7.10. A source of sound will be considered in violation of said regulations if the source:
 - i. Increases the broadband sound level by more than 10 db(A) above ambient; or
 - ii. Produces a "pure tone" condition, when an octave band center frequency sound pressure level exceeds the two (2) adjacent center frequency sound pressure levels by three (3) decibels or more. Said criteria are measured both at the property line and at the nearest inhabited residence. "Ambient" is defined as the background A-weighted sound level that is exceeded 90% of the time measured during equipment hours, unless established by other means with the consent of the DEP. Noise generated shall further comply with Section 200-6.8 of the Greenfield Zoning Ordinance.



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- (f) Impact on Agricultural and Environmentally Sensitive Land. The facility shall be designed to minimize impacts to agricultural and environmentally sensitive land and to be compatible with continued agricultural use of the land.
 - i. If documentation of soil types under Subsection C(5)(o) above identifies any Prime Agricultural soils or soils of statewide importance, as identified by the USDA's Natural Resource Conservation Service, on the property or the property is being actively farmed, then a copy of all application materials shall be forwarded to the Agricultural Commission for their review and recommendations. Failure of the Agricultural Commission to comment within 30 days after receipt shall be deemed as no objection to the proposal.
 - ii. Identified Prime Agricultural soils or soils of statewide importance, as identified by the USDA's Natural Resource Conservation Service, on the property shall not be removed from the property.
- (g) *Visual Impacts/Screening. Large-Scale Ground-Mounted Solar Photovoltaic Installations shall be designed to minimize visual impacts including preserving natural vegetation to the maximum extent possible, blending in equipment with the surroundings, and adding vegetative buffers to provide an effective visual barrier from adjacent roads and driveways, and to screen abutting residential dwellings. Large-Scale Ground-Mounted Solar Photovoltaic Installations shall be screened from view by a minimum fifteen (15) foot wide staggered and grouped planting of shrubs and small trees. Such plantings shall use native plants and a mix of deciduous and evergreen species and may be located within the setback area.*
- (11) Safety and Environmental Standards.
 - (a) Emergency Services. The large-scale solar photovoltaic installation owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Greenfield Fire Chief. Upon request the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the solar photovoltaic installation shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
 - (b) Land Clearing, Soil Erosion and Habitat Impacts. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the large-scale ground-mounted solar photovoltaic installation or otherwise prescribed by applicable laws, regulations, and bylaws.
 - (c) *For large-scale projects exceeding 10 acres where existing trail networks or woods roads, which often serve as wildlife corridors, are disrupted by the location of the Ground-Mounted Solar Electric Installation the plans shall*



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show alternative trail alignments to be constructed by the applicant, although no rights of public access may be established hereunder.

(12) Monitoring and Maintenance.

- (a) Solar Photovoltaic Installation Conditions. The large-scale ground-mounted solar photovoltaic installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the Greenfield Fire Chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the solar photovoltaic installation and any access road(s), unless accepted as a public way.
- (b) Modifications. All material modifications to a solar photovoltaic installation made after issuance of the required building permit shall require approval by the Planning Board.

(13) Abandonment or Decommissioning.

- (a) Removal Requirements. Any large-scale ground-mounted solar photovoltaic installation which has reached the end of its useful life or has been abandoned consistent with Subsection (13)(b) of this ordinance shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of
 - i Physical removal of all large-scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
 - ii Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - iii Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board *or* SPG4 may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
 - iv Soil decompaction in areas where Prime Agricultural Soils or soils of statewide importance, as identified by the USDA's Natural Resource Conservation Service, have been identified or areas that are or have been actively farmed prior to the installation of the facility.
- (b) Abandonment. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the solar photovoltaic installation shall be considered abandoned when it fails to operate for more than one year without the written consent of the Planning Board. If the owner

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or operator of the large- scale ground-mounted solar photovoltaic installation fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the Town may enter the property and physically remove the installation.

- (c) **Financial Surety.** Proponents of large-scale ground-mounted solar photovoltaic projects shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the Town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Planning Board, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent. Such surety will not be required for municipally- or state-owned facilities. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

DISCUSSION: Councilor Leonovich reported the Economic Development Committee forwarded a unanimous positive recommendation.

It was by roll call, 11 Yes, 0 No

VOTED: TO APPROVE ORDER NO. FY 18-137.

Order no. FY 18-138

MOTION: On a motion by Councilor Leonovich, second by Councilor Pyfrom, it was,

MOVED: THAT IT BE ORDERED THAT THE TOWN COUNCIL OF GREENFIELD AMENDS THE ZONING ORDINANCE, CHAPTER 200 OF THE CODE OF THE TOWN OF GREENFIELD SECTION 200-7.17, BY REPLACING THE EXISTING SECTION 200-7.17, WITH A NEW ORDINANCE RELATING TO MARIJUANA ESTABLISHMENTS AS INDICATED ON THE ATTACHED EXHIBIT A. AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE TOWN OF GREENFIELD.

**PROPOSED AMENDMENT TO THE GREENFIELD ZONING ORDINANCE
December 20, 2017, February 26, 2018, March 16, 2018, April 6**

Amend the Greenfield Zoning Ordinance by adding the following new definitions to Section 200-2.1:

CANNABIS OR MARIJUANA --_All parts of any plant of the genus Cannabis, not excepted in 935 CMR 500.002: Cannabis or Marijuana_(a) through (c) and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; clones of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in M.G.L. c. 94G, § 1; provided that cannabis shall not include:

- a) the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, fiber, oil, or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of germination;
- b) hemp; or
- c) the weight of any other ingredient combined with cannabis or marijuana to prepare topical or oral administrations, food, drink or other products.

CRAFT MARIJUANA COOPERATIVE – A Marijuana Cultivator comprised of residents of the Commonwealth of Massachusetts organized as a limited liability company or limited liability partnership under the laws of the Commonwealth, or an appropriate business structure as determined by the Commission, and that is licensed to cultivate, obtain, manufacture, process, package, and brand marijuana and marijuana products to deliver marijuana to Marijuana Establishments but not to consumers.

COMMISSION (CCC) – The Cannabis Control Commission.

HEMP -- The plant of the genus Cannabis or any part of the plant, whether growing or not, with a delta-9-tetrahydrocannabinol concentration that does not exceed 0.3% on a dry weight basis of any part of the plant of the genus Cannabis, or per volume or weight of cannabis or marijuana product, or the combined percent of delta-9-tetrahydrocannabinol and tetrahydrocannabinolic acid in any part of the plant of the genus Cannabis regardless

HOST COMMUNITY – A municipality in which a Marijuana Establishment is located or in which an applicant has proposed locating an establishment.

HOST COMMUNITY AGREEMENT – An agreement, pursuant to General Laws, Chapter 94G, Section 3(d), between a Marijuana Establishment and a municipality setting forth additional conditions for the operation of a Marijuana Establishment, including stipulations of responsibility between the parties and up to three (3) percent host agreement revenue sharing.

MARIJUANA CULTIVATOR – An entity licensed to cultivate, process, and package marijuana, to deliver marijuana to marijuana establishments, and to transfer marijuana to other marijuana establishments, but not to consumers. A Craft Marijuana Cooperative is a type of Marijuana Cultivator.

MARIJUANA ESTABLISHMENT -- A Marijuana Cultivator, Craft Marijuana Cooperative, Marijuana Product Manufacturer, Marijuana Retailer, Independent Testing Laboratory, Marijuana Research Facility, Marijuana Transporter, or any other type of licensed marijuana-related business, including a medical marijuana treatment center.

MARIJUANA INDEPENDENT TESTING LABORATORY – A laboratory that is licensed by the Commission and is:

- a) Accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the Commission;
- b) Independent financially from any medical marijuana treatment center or any licensee or Marijuana Establishment for which it conducts a test; and
- c) Qualified to test marijuana in compliance with regulations promulgated by the Commission pursuant to this chapter.

MARIJUANA MICRO-BUSINESS – A co-located Marijuana Establishment that can be either a Tier 1 Marijuana Cultivator or Product Manufacturer or both, in compliance with the operating procedures for each license. A Micro-business that is a Marijuana Product Manufacturer may purchase no more than 2,000 pounds of marijuana per year from other Marijuana Establishments.

MARIJUANA RESEARCH FACILITY -- An entity licensed to engage in research projects by the Commission. A marijuana research facility may not sell marijuana it has cultivated.

MARIJUANA RETAILER – An entity licensed to purchase and transport cannabis or marijuana product from Marijuana Establishments and to sell or otherwise transfer this product to Marijuana Establishments and to consumers. Retailers are prohibited from delivering cannabis or marijuana products to consumers; and from offering cannabis or marijuana products for the purposes of on-site social consumption on the premises of a Marijuana Establishment.

MARIJUANA PRODUCT MANUFACTURER – An entity licensed to obtain, manufacture, process, and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments, and to transfer marijuana and marijuana products to other marijuana establishments, but not to consumers.

MARIJUANA STANDARDS TESTING LABORATORY -- An entity that would otherwise qualify to be an

independent testing laboratory but instead performs blind tests to verify the results of an independent testing laboratory at the request of the Commission.

MARIJUANA TRANSPORTER -- An entity, not otherwise licensed by the Commission, that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third Party Transporter.

MEDICAL MARIJUANA DISPENSARY - A Medical Marijuana Treatment Center as defined in 105 CMR 725.004 and regulated in 105 CMR 725.100.

Amend the Greenfield Zoning Ordinance by replacing Section 200-7.17, Medical Marijuana Dispensaries, in its entirety with the following new ordinance regulating all Marijuana Establishments.

~ 200-7.17. Marijuana Establishments

A. *Purpose*

The purpose of this Section is to provide for the orderly placement of medical and recreational marijuana establishments in areas where such use is not inconsistent with the neighborhood character and in accordance with State law.

B. *Applicability*

(1) No more than eight (8) Marijuana Retailers shall be allowed within the City of Greenfield. The number of licenses for brick and mortar Marijuana Retailers shall be capped at eight (8).

(2) All Marijuana Establishments shall require a special permit from the Zoning Board of Appeals.

(2) The commercial cultivation production, processing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of Marijuana is prohibited unless permitted as a Marijuana Establishment under this Section.

(3) No Marijuana Establishment shall be established except in compliance with the provisions of this Section.

(4) Nothing in this Section shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.

(5) If any provision of this Section or the application of any such provision to any person or circumstance shall be held invalid, the remainder of this Section, to the extent it can be given effect, or the application of those provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby, and to this end the provisions of this Section are severable.

C. *Definitions.*

The following definitions can be found in Section 200-2.1, Definitions, of the Zoning Ordinance: Cannabis or Marijuana, Craft Marijuana Cooperative, Commission (CCC), Hemp, Host Community, Host Community Agreement, Marijuana Cultivator, Marijuana Establishment, Marijuana Micro-Business, Marijuana Independent Testing Laboratory,

Marijuana Research Facility, Marijuana Retailer, Marijuana Product Manufacturer, Marijuana Standards Testing Laboratory, Marijuana Transporter, and Medical Marijuana Dispensary.

D. *Eligible Locations for Marijuana Establishments*

See Article IV, Use Regulations, and Appendix A, Table of Uses, of the Greenfield Zoning Ordinance.

E. *General Requirements and Conditions for all Marijuana Establishments*

(1) All processing, testing, product manufacturing, and retail must take place within a fully enclosed building.

(2) Marijuana plants, products, and paraphernalia shall not be visible from outside the building in which the marijuana establishment is located. No outside storage is permitted.

(3) The hours of operation of Marijuana Establishments shall be set by the Special Permit Granting Authority, but in no event shall said Marijuana Establishments be open and/or operating between the hours of 10:00 PM and 7:00 AM.

(4) No Marijuana Establishment shall be located within a radius of one-hundred (100) feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. The one-hundred (100) foot distance under this section shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the Marijuana Establishment is or will be located.

(5) No smoking, burning or consumption of any product containing marijuana or marijuana-related products shall be permitted on the premises of a Marijuana Establishment.

(6) No Marijuana **Establishment** shall be located inside a building containing residential units, including transient housing such as motels and dormitories, or inside a movable or mobile structure such as a van or truck.

(7) All business signage for marijuana establishments shall be subject to the requirements promulgated by the Massachusetts Cannabis Control Commission and the requirements of Section 200-6.7 of the Greenfield Zoning Ordinance.

(8) Marijuana Establishments shall provide the Greenfield Police Department, Building Inspector and the Special Permit Granting Authority with the names, phone numbers and email addresses of all management staff and keyholders to whom one can provide notice if there are operating problems associated with the establishment.

(9) Marijuana Establishments are not permitted as a Home Occupation, as defined per Section 200-6.3 of the Greenfield Zoning Ordinance.

F. *Special Permit Requirements*

(1) In addition to the application requirements set forth in Section E of this Ordinance, a special permit application for a Marijuana Establishment shall include the following:

- (a) proof that the application to the CCC has been deemed complete pursuant to 935 CMR 500.102;
 - (b) the name and address of each owner of the facility;
 - (c) copies of all required licenses and permits issued to the applicant by the Commonwealth of Massachusetts and any of its agencies for the Marijuana Establishment;
 - (d) evidence of the Applicant's right to use the site of the Marijuana Establishment for the Marijuana Establishment, such as a deed, or lease;
 - (e) if the Applicant is a business organization, a statement under oath disclosing all of its owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of the owners of such entities until the disclosure contains the names of individuals;
 - (f) a certified list of all parties in interest entitled to notice of the hearing for the special permit application, taken from the most recent tax list of the town and certified by the Town Assessor;
 - (g) proposed security measures for the Marijuana Establishment, including lighting, fencing, gates and alarms, etc., to ensure the safety of persons and to protect the premises from theft.
- (2) Mandatory Findings. The Special Permit Authority shall not issue a special permit for a Marijuana Establishment unless it finds that:
- (a) the Marijuana Establishment is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest, as defined in M.G.L. c. 40A, §11;
 - (b) the Marijuana Establishment demonstrates that it will meet all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations; and
 - (c) the Applicant has satisfied all of the conditions and requirements of Sections E and F herein;

G. Abandonment or Discontinuance of Use

- (1) A Special Permit shall lapse if not exercised within one year of issuance.
- (2) A Marijuana Establishment shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state issued licenses or permits; or within six months of ceasing operations; whichever comes first.

Amend the Greenfield Zoning Ordinance, Section 200-4.2(C), Rural Residential, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
 - (21) Marijuana cultivator limited to Tier 1 (5,000 square feet) pursuant to ~ 200-7.17.
 - (22) Craft marijuana cooperative pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.6(C), Health Service District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
 - (14) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
 - (15) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
 - (16) Marijuana research facility pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.7(C), Central Commercial District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
 - (21) Marijuana retailer pursuant to ~ 200-7.17.
 - (22) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
 - (23) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
 - (24) Marijuana research facility pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.8(C), Limited Commercial District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
 - (20) Marijuana retailer pursuant to ~ 200-7.17.
 - (21) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
 - (22) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
 - (23) Marijuana research facility pursuant to ~ 200-7.17.
 - (24) Marijuana product manufacturer pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.9(C), General Commercial District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.

- (31) Marijuana cultivator (indoor) pursuant to ~ 200-7.17.
- (32) Craft marijuana cooperative pursuant to ~ 200-7.17.
- (33) Marijuana retailer pursuant to ~ 200-7.17.
- (34) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
- (35) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
- (36) Marijuana research facility pursuant to ~ 200-7.17.
- (37) Marijuana product manufacturer pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.10(C), Office District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
- (10) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
 - (11) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
 - (12) Marijuana standards testing laboratory pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.11(C), General Industry District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
- (18) Marijuana cultivator (indoor) pursuant to ~ 200-7.17.
 - (19) Craft marijuana cooperative pursuant to ~ 200-7.17.
 - (20) Marijuana product manufacturer pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.12(C), Planned Industry District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
- (10) Marijuana cultivator (indoor) pursuant to ~ 200-7.17.
 - (11) Craft marijuana cooperative pursuant to ~ 200-7.17.
 - (12) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
 - (13) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
 - (14) Marijuana research facility pursuant to ~ 200-7.17.
 - (15) Marijuana product manufacturer pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance by amending the Table of Uses to read as follows:

	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
Large-Scale Ground-Mounted Solar Photovoltaic Installations pursuant to ~ 200-7.15	SP	SP	N	N	N	N	N	SP	SP	Y	Y
Renewable/alternative energy R&D facility	N	N	N	N	N	N	N	SP	N	Y	Y
Renewable/alternative energy manufacturing facility	N	N	N	N	N	N	N	N	N	Y	Y
Building-Integrated Solar Energy System pursuant to ~ 200-7.16	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small-Scale Ground-Mounted Solar Energy System pursuant to ~ 200-7.16	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
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 Ordinance	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
Marijuana dispensary pursuant to ~ 200-7.17	N	N	N	N	SP	SP	SP	SP	N	SP	N

<i>Craft marijuana cooperative pursuant to ~ 200-7.17</i>	<i>SP</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>N</i>	<i>SP</i>	<i>SP</i>
<i>Marijuana cultivator pursuant to ~ 200-7.17</i>	<i>SP</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>N</i>	<i>SP</i>	<i>SP</i>
<i>Marijuana retailer pursuant to ~ 200-7.17</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>N</i>	<i>N</i>	<i>N</i>
<i>Marijuana independent testing laboratory pursuant to ~ 200-7.17</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>N</i>	<i>SP</i>
<i>Marijuana standards testing laboratory pursuant to ~ 200-7.17</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>N</i>	<i>SP</i>
<i>Marijuana research facility pursuant to ~ 200-7.17</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>N</i>	<i>SP</i>
<i>Marijuana product manufacturer pursuant to ~ 200-7.17</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>N</i>	<i>SP</i>	<i>SP</i>

DISCUSSION: Councilor Leonovich reported Economic Development Committee voted 3 yes, 2 no, to forward a recommendation of the proposed motion that was presented at the joint public hearing. Other discussion included:

- What constituted a substantive change that would require another public hearing. Answer provided was that if Council makes a change and it has been determined that it should have gone to public hearing, a person has 21 days to charge the Town.
- Chairperson of Planning Board Linda Smith spoke to the security measures and buffer zones.
- Inquired if the Planning Board had access to the draft proposed by the Board of Health to have a 500 foot buffer zone and if it was considered when the Planning Board deliberated.
- Suggested that Council have access to the map that is in the Planning Office to see where these buffers would be.
- Received opinion from the Director of Planning and Development Eric Twarog that stated amendment regarding security would not be substantive change, the buffer zones would be.
- Concerned the State does not take the Churches and Schools into consideration.
- Were the industries in Greenfield included in the conversations to help with the formation any Legislation.

MOTION: On a motion by Councilor Allis, second by Councilor Pyfrom, it was,
MOVED: TO AMEND ORDINANCE 200-7.17: MARIJUANA ESTABLISHMENTS SECTION E(4): GENERAL REQUIREMENT AND CONDITIONS FOR ALL MARIJUANA ESTABLISHMENTS TO ADD CHURCHES TO 100 FEET AND ADD THE LANGUAGE TO SECTION 200-7.17 (F1(g))

RECOMMENDATION BY THE PLANNING BOARD'S MEMO TO THE TOWN COUNCIL DATED JUNE 18, 2018.

Councilor Allis accepted "Friendly Amendment" made by Councilor Mass to substitute "Churches" with "Houses of Worship".

DISCUSSION: Discussion included:

- Allow Board of Health to vote on this matter.
- Supported 250 foot buffer with regards to Schools but no buffers for Houses of Worship.

MOTION: On a motion by Councilor Allis, second by Councilor Mass, it was by roll call, 5 Yes, 6 No,
DEFEATED: TO CALL THE QUESTION ON THE AMENDMENT

President Renaud stated the original motion is on the floor.

MOTION: On a motion by Councilor Mass, second by Councilor Sund, it was,
MOTION: TO AMEND SECTION E: GENERAL REQUIREMENT AND CONDITIONS FOR ALL MARIJUANA ESTABLISHMENTS BY ADDING NEW SUBSECTION (10) TO READ: "ALL APPLICANTS FOR MARIJUANA ESTABLISHMENTS SHALL GIVE THIRTY (30) DAYS PRIOR WRITTEN NOTICE BY CERTIFIED MAIL TO ANY PRE-EXISTING HOUSE(S) OF WORSHIP WITHIN THREE HUNDRED (300) FEET OF PROPOSED MARIJUANA ESTABLISHMENT AND SAID PRE-EXISTING HOUSE(S) OF WORSHIP CAN VOICE THEIR OPPOSITION AT A PUBLIC MEETING WHICH SPECIAL PERMIT SHALL BE CONSIDERED BY ZONING BOARD OF APPEALS".

Councilor Mass accepted "Friendly Amendment" made by Councilor Allis to add the language to Section 200-7.17 (F1(g)) that the Council is in favor of which is proposed in the Planning Board memo to the Town Council dated June 18, 2018 as follows:

- 1) **Amend Section 200-7.17(F1(g)) of the proposed new ordinance by inserting the words "an approval letter from the Greenfield Chief of Police regarding the" before the words "proposed security measures for the Marijuana Establishment, including lighting, fencing, gates and alarms, etc., to ensure the safety of persons and to protect the premises from theft."; and**

It was by roll call, 9 Yes, 2 No,

VOTED: TO APPROVE AMENDMENT

MOTION: On a motion by Councilor Mass, second by Councilor Pyfrom it was by roll call, 7 Yes, 4 No
VOTED: FOR AN AMENDMENT TO INCREASE THE BUFFER ZONE FROM 100 TO 250 FEET

MOTION: On a motion by Councilor Dolan, second by Councilor Wheeler, it was,
MOVED: FOR AN AMENDMENT TO STRIKE SECTION E(6): "NO MARIJUANA DISPENSARY SHALL BE LOCATED INSIDE A BUILDING CONTAINING RESIDENTIAL UNITS, INCLUDING TRANSIENT HOUSING, SUCH AS MOTELS AND DORMITORIES, OR INSIDE A MOVABLE OR MOBILE STRUCTURE SUCH AS A VAN OR TRUCK"

DISCUSSION: Councilor Dolan gave his rationale on the motion. Other discussion included:

- Concerned this amendment may draw future litigation.

Councilor Dolan accepted “Friendly Amendment” made by Councilor Wheeler to strike “a building containing residential units, including”.

It was by roll call, 7 Yes, 3 No, 1 Abstain
VOTED: TO APPROVE AMENDMENT

President Renaud stated the Order with amendments is on the floor for a vote.

It was by roll call, 9 Yes, 1 No, 2 Abstain
VOTED: TO APPROVE ORDER NO. FY 18 -138 AMENDED AS FOLLOWS:

**PROPOSED AMENDMENT TO THE GREENFIELD ZONING ORDINANCE
December 20, 2017, February 26, 2018, March 16, 2018, April 6**

Amend the Greenfield Zoning Ordinance by adding the following new definitions to Section 200-2.1:

CANNABIS OR MARIJUANA --_All parts of any plant of the genus Cannabis, not excepted in 935 CMR 500.002: Cannabis or Marijuana_(a) through (c) and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; clones of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in M.G.L. c. 94G, § 1; provided that cannabis shall not include:

- a) the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, fiber, oil, or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of germination;
- b) hemp; or
- c) the weight of any other ingredient combined with cannabis or marijuana to prepare topical or oral administrations, food, drink or other products.

CRAFT MARIJUANA COOPERATIVE – A Marijuana Cultivator comprised of residents of the Commonwealth of Massachusetts organized as a limited liability company or limited liability partnership under the laws of the Commonwealth, or an appropriate business structure as determined by the Commission, and that is licensed to cultivate, obtain, manufacture, process, package, and brand marijuana and marijuana products to deliver marijuana to Marijuana Establishments but not to consumers.

COMMISSION (CCC) – The Cannabis Control Commission.

HEMP -- The plant of the genus Cannabis or any part of the plant, whether growing or not, with a delta-9-tetrahydrocannabinol concentration that does not exceed 0.3% on a dry weight basis of any part of the plant of the genus Cannabis, or per volume or weight of cannabis or marijuana product, or the combined percent of delta-9-tetrahydrocannabinol and tetrahydrocannabinolic acid in any part of the plant of the genus Cannabis regardless of moisture content.

HOST COMMUNITY – A municipality in which a Marijuana Establishment is located or in which an applicant has proposed locating an establishment.

HOST COMMUNITY AGREEMENT – An agreement, pursuant to General Laws, Chapter 94G, Section 3(d), between a Marijuana Establishment and a municipality setting forth additional conditions for the operation of a Marijuana Establishment, including stipulations of responsibility between the parties

and up to three (3) percent host agreement revenue sharing.

MARIJUANA CULTIVATOR – An entity licensed to cultivate, process, and package marijuana, to deliver marijuana to marijuana establishments, and to transfer marijuana to other marijuana establishments, but not to consumers. A Craft Marijuana Cooperative is a type of Marijuana Cultivator.

MARIJUANA ESTABLISHMENT -- A Marijuana Cultivator, Craft Marijuana Cooperative, Marijuana Product Manufacturer, Marijuana Retailer, Independent Testing Laboratory, Marijuana Research Facility, Marijuana Transporter, or any other type of licensed marijuana-related business, including a medical marijuana treatment center.

MARIJUANA INDEPENDENT TESTING LABORATORY – A laboratory that is licensed by the Commission and is:

- d) Accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the Commission;
- e) Independent financially from any medical marijuana treatment center or any licensee or Marijuana Establishment for which it conducts a test; and
- f) Qualified to test marijuana in compliance with regulations promulgated by the Commission pursuant to this chapter.

MARIJUANA MICRO-BUSINESS – A co-located Marijuana Establishment that can be either a Tier 1 Marijuana Cultivator or Product Manufacturer or both, in compliance with the operating procedures for each license. A Micro-business that is a Marijuana Product Manufacturer may purchase no more than 2,000 pounds of marijuana per year from other Marijuana Establishments.

MARIJUANA RESEARCH FACILITY -- An entity licensed to engage in research projects by the Commission. A marijuana research facility may not sell marijuana it has cultivated.

MARIJUANA RETAILER – An entity licensed to purchase and transport cannabis or marijuana product from Marijuana Establishments and to sell or otherwise transfer this product to Marijuana Establishments and to consumers. Retailers are prohibited from delivering cannabis or marijuana products to consumers; and from offering cannabis or marijuana products for the purposes of on-site social consumption on the premises of a Marijuana Establishment.

MARIJUANA PRODUCT MANUFACTURER – An entity licensed to obtain, manufacture, process, and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments, and to transfer marijuana and marijuana products to other marijuana establishments, but not to consumers.

MARIJUANA STANDARDS TESTING LABORATORY -- An entity that would otherwise qualify to be an independent testing laboratory but instead performs blind tests to verify the results of an independent testing laboratory at the request of the Commission.

MARIJUANA TRANSPORTER -- An entity, not otherwise licensed by the Commission, that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third Party Transporter.

MEDICAL MARIJUANA DISPENSARY – A Medical Marijuana Treatment Center as

defined in 105 CMR 725.004 and regulated in 105 CMR 725.100.

Amend the Greenfield Zoning Ordinance by replacing Section 200-7.17, Medical Marijuana Dispensaries, in its entirety with the following new ordinance regulating all Marijuana Establishments.

~ 200-7.17. Marijuana Establishments

A. *Purpose*

The purpose of this Section is to provide for the orderly placement of medical and recreational marijuana establishments in areas where such use is not inconsistent with the neighborhood character and in accordance with State law.

B. *Applicability*

(3) No more than eight (8) Marijuana Retailers shall be allowed within the City of Greenfield. The number of licenses for brick and mortar Marijuana Retailers shall be capped at eight (8).

(4) All Marijuana Establishments shall require a special permit from the Zoning Board of Appeals.

(2) The commercial cultivation production, processing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of Marijuana is prohibited unless permitted as a Marijuana Establishment under this Section.

(3) No Marijuana Establishment shall be established except in compliance with the provisions of this Section.

(4) Nothing in this Section shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.

(5) If any provision of this Section or the application of any such provision to any person or circumstance shall be held invalid, the remainder of this Section, to the extent it can be given effect, or the application of those provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby, and to this end the provisions of this Section are severable.

C. *Definitions.*

The following definitions can be found in Section 200-2.1, Definitions, of the Zoning Ordinance: Cannabis or Marijuana, Craft Marijuana Cooperative, Commission (CCC), Hemp, Host Community, Host Community Agreement, Marijuana Cultivator, Marijuana Establishment, Marijuana Micro-Business, Marijuana Independent Testing Laboratory, Marijuana Research Facility, Marijuana Retailer, Marijuana Product Manufacturer, Marijuana Standards Testing Laboratory, Marijuana Transporter, and Medical Marijuana Dispensary.

D. *Eligible Locations for Marijuana Establishments*

See Article IV, Use Regulations, and Appendix A, Table of Uses, of the Greenfield Zoning Ordinance.

E. *General Requirements and Conditions for all Marijuana Establishments*

- (1) All processing, testing, product manufacturing, and retail must take place within a fully enclosed building.
- (2) Marijuana plants, products, and paraphernalia shall not be visible from outside the building in which the marijuana establishment is located. No outside storage is permitted.
- (3) The hours of operation of Marijuana Establishments shall be set by the Special Permit Granting Authority, but in no event shall said Marijuana Establishments be open and/or operating between the hours of 10:00 PM and 7:00 AM.
- (4) No Marijuana Establishment shall be located within a radius of ~~one hundred (100)~~ **two hundred fifty (250)** feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. The one-hundred (100) foot distance under this section shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the Marijuana Establishment is or will be located.
- (5) No smoking, burning or consumption of any product containing marijuana or marijuana-related products shall be permitted on the premises of a Marijuana Establishment.
- (6) No Marijuana **Establishment** shall be located inside ~~a building containing residential units, including~~ transient housing such as motels and dormitories, or inside a movable or mobile structure such as a van or truck.
- (7) All business signage for marijuana establishments shall be subject to the requirements promulgated by the Massachusetts Cannabis Control Commission and the requirements of Section 200-6.7 of the Greenfield Zoning Ordinance.
- (8) Marijuana Establishments shall provide the Greenfield Police Department, Building Inspector and the Special Permit Granting Authority with the names, phone numbers and email addresses of all management staff and keyholders to whom one can provide notice if there are operating problems associated with the establishment.
- (9) Marijuana Establishments are not permitted as a Home Occupation, as defined per Section 200-6.3 of the Greenfield Zoning Ordinance.
- (10) All applicants for marijuana establishments shall give thirty (30) days prior written notice by certified mail to any pre-existing house(s) of worship within three hundred (300) feet of proposed marijuana establishment and said pre-existing house(s) of worship can voice their opposition at a public meeting which special permit shall be considered by zoning board of appeals.**

F. *Special Permit Requirements*

- (1) In addition to the application requirements set forth in Section E of this Ordinance, a special permit application for a Marijuana Establishment shall include the following:
 - (a) proof that the application to the CCC has been deemed complete pursuant to 935 CMR

500.102;

- (b) the name and address of each owner of the facility;
- (c) copies of all required licenses and permits issued to the applicant by the Commonwealth of Massachusetts and any of its agencies for the Marijuana Establishment;
- (d) evidence of the Applicant's right to use the site of the Marijuana Establishment for the Marijuana Establishment, such as a deed, or lease;
- (e) if the Applicant is a business organization, a statement under oath disclosing all of its owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of the owners of such entities until the disclosure contains the names of individuals;
- (f) a certified list of all parties in interest entitled to notice of the hearing for the special permit application, taken from the most recent tax list of the town and certified by the Town Assessor;
- (g) **An approval letter from the Greenfield Chief of Police regarding the** proposed security measures for the Marijuana Establishment, including lighting, fencing, gates and alarms, etc., to ensure the safety of persons and to protect the premises from theft.

(2) Mandatory Findings. The Special Permit Authority shall not issue a special permit for a Marijuana Establishment unless it finds that:

- (a) the Marijuana Establishment is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest, as defined in M.G.L. c. 40A, §11;
- (b) the Marijuana Establishment demonstrates that it will meet all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations; and
- (c) the Applicant has satisfied all of the conditions and requirements of Sections E and F herein;

G. Abandonment or Discontinuance of Use

- (1) A Special Permit shall lapse if not exercised within one year of issuance.
- (2) A Marijuana Establishment shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state issued licenses or permits; or within six months of ceasing operations; whichever comes first.

Amend the Greenfield Zoning Ordinance, Section 200-4.2(C), Rural Residential, by adding the following new uses by special permit:

C. Uses permitted by special permit.

(21) Marijuana cultivator limited to Tier 1 (5,000 square feet) pursuant to ~ 200-7.17.

(22) Craft marijuana cooperative pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.6(C), Health Service District, by adding the following new uses by special permit:

C. Uses permitted by special permit.

(14) Marijuana independent testing laboratory pursuant to ~ 200-7.17.

(15) Marijuana standards testing laboratory pursuant to ~ 200-7.17.

(16) Marijuana research facility pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.7(C), Central Commercial District, by adding the following new uses by special permit:

C. Uses permitted by special permit.

(25) Marijuana retailer pursuant to ~ 200-7.17.

(26) Marijuana independent testing laboratory pursuant to ~ 200-7.17.

(27) Marijuana standards testing laboratory pursuant to ~ 200-7.17.

(28) Marijuana research facility pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.8(C), Limited Commercial District, by adding the following new uses by special permit:

C. Uses permitted by special permit.

(25) Marijuana retailer pursuant to ~ 200-7.17.

(26) Marijuana independent testing laboratory pursuant to ~ 200-7.17.

(27) Marijuana standards testing laboratory pursuant to ~ 200-7.17.

(28) Marijuana research facility pursuant to ~ 200-7.17.

(29) Marijuana product manufacturer pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.9(C), General Commercial District, by adding the following new uses by special permit:

C. Uses permitted by special permit.

(38) Marijuana cultivator (indoor) pursuant to ~ 200-7.17.

(39) Craft marijuana cooperative pursuant to ~ 200-7.17.

- (40) Marijuana retailer pursuant to ~ 200-7.17.
- (41) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
- (42) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
- (43) Marijuana research facility pursuant to ~ 200-7.17.
- (44) Marijuana product manufacturer pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.10(C), Office District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
 - (10) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
 - (11) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
 - (12) Marijuana standards testing laboratory pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.11(C), General Industry District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
 - (18) Marijuana cultivator (indoor) pursuant to ~ 200-7.17.
 - (19) Craft marijuana cooperative pursuant to ~ 200-7.17.
 - (20) Marijuana product manufacturer pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance, Section 200-4.12(C), Planned Industry District, by adding the following new uses by special permit:

- C. Uses permitted by special permit.
 - (10) Marijuana cultivator (indoor) pursuant to ~ 200-7.17.
 - (11) Craft marijuana cooperative pursuant to ~ 200-7.17.
 - (12) Marijuana independent testing laboratory pursuant to ~ 200-7.17.
 - (13) Marijuana standards testing laboratory pursuant to ~ 200-7.17.
 - (14) Marijuana research facility pursuant to ~ 200-7.17.
 - (15) Marijuana product manufacturer pursuant to ~ 200-7.17.

Amend the Greenfield Zoning Ordinance by amending the Table of Uses to read as follows:

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
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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
Large-Scale Ground-Mounted Solar Photovoltaic Installations pursuant to ~ 200-7.15	SP	SP	N	N	N	N	N	SP	SP	Y	Y
Renewable/alternative energy R&D facility	N	N	N	N	N	N	N	SP	N	Y	Y
Renewable/alternative energy manufacturing facility	N	N	N	N	N	N	N	N	N	Y	Y
Building-Integrated Solar Energy System pursuant to ~ 200-7.16	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small-Scale Ground-Mounted Solar Energy System pursuant to ~ 200-7.16	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
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 Ordinance	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
Marijuana dispensary pursuant to ~ 200-7.17	N	N	N	N	SP	SP	SP	SP	N	SP	N
<i>Craft marijuana cooperative pursuant to ~ 200-7.17</i>	<i>SP</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>N</i>	<i>SP</i>	<i>SP</i>
<i>Marijuana cultivator pursuant to ~ 200-7.17</i>	<i>SP</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>N</i>	<i>SP</i>	<i>SP</i>

<i>Marijuana retailer pursuant to ~ 200-7.17</i>	<i>N N N</i>	<i>N N</i>	<i>SP SP SP</i>	<i>N N N</i>
<i>Marijuana independent testing laboratory pursuant to ~ 200-7.17</i>	<i>N N N</i>	<i>N SP</i>	<i>SP SP SP</i>	<i>SP N SP</i>
<i>Marijuana standards testing laboratory pursuant to ~ 200-7.17</i>	<i>N N N</i>	<i>N SP</i>	<i>SP SP SP</i>	<i>SP N SP</i>
<i>Marijuana research facility pursuant to ~ 200-7.17</i>	<i>N N N</i>	<i>N SP</i>	<i>SP SP SP</i>	<i>SP N SP</i>
<i>Marijuana product manufacturer pursuant to ~ 200-7.17</i>	<i>N N N</i>	<i>N N</i>	<i>SP SP SP</i>	<i>N SP SP</i>

Order no. FY 18-117 A 1

MOTION: On a motion by Councilor Leonovich, second by Councilor Pyfrom, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL DECLARES REAL ESTATE ON LINCOLN STREET, BEING SHOWN ON ASSESSORS MAP 93, BLOCK 48, TO BE SURPLUS PROPERTY AND TRANSFERS SAID PROPERTY TO THE MAYOR FOR SALE.

DISCUSSION: Councilor Leonovich reports Economic Development Committee forwarded a unanimous positive recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 18 -117 A 1.

Order no. FY 18—117 A 2

MOTION: On a motion by Councilor Leonovich, second by Councilor Mass, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AUTHORIZES THE MAYOR TO SELL LINCOLN STREET, ASSESSORS MAP 93, BLOCK 48, PURSUANT TO THE TOWN COUNCIL POLICY FOR THE SALE OF TOWN OWNED LAND AND AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO ACCOMPLISH THE SAME.

DISCUSSION: Councilor Leonovich reports Economic Development Committee forwarded a unanimous positive recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 18 -117 A 2.

Order no. FY 18-147

MOTION: On a motion by Councilor Gilmour, second by Councilor Dolan, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL APPROVES THE ATTACHED RESOLUTION TITLED “RESOLUTION OF THE CITY COUNCIL OF GREENFIELD IN SUPPORT OF 100% RENEWABLE ENERGY AND A FOSSIL FUEL FREE FUTURE.”

DISCUSSION: Councilor Gilmour reports Appointment & Ordinance Committee forwarded a majority positive recommendation

It was by majority, 3 No,

VOTED: TO APPROVE ORDER NO. FY 18 -147.

Upon the recommendation of Greening Greenfield and the Climate Action Task Force of Franklin County
Continuing the Political Revolution

**Resolution of the City Council of Greenfield in Support of
100% Renewable Energy and a Fossil Fuel Free Future**

WHEREAS, Recognizing that the climate crisis is caused primarily by our burning of fossil fuels, and that Greenfield's economic health is compromised by too much money leaving our community to pay for our energy needs, in 2009 Greenfield adopted two aspirational goals for 2050: 1) reduce climate change emissions from fossil fuels by 80%, and 2) ensure that zero dollars leave the region for the purchase of energy.

WHEREAS, we could meet 100% of our energy needs with renewable energy by harnessing abundant solar and wind resources and embracing innovations in energy efficiency, green transportation, energy storage, and other technologies for lighting, heating and cooling; and

WHEREAS, the shift to 100% renewable energy has many local, regional, and global benefits such as:

- Increasing energy independence, energy security, and community resilience;
- Reducing the cost of utility bills of residents and businesses and the municipality for heating, cooling, and lighting;
- Promoting employment opportunities and economic growth in Greenfield and therefore in Massachusetts as a whole;
- Enhancing the well-being of our community by protecting the health of our residents through the improvement of the City's air, water, and economy;
- Facilitating local control and ownership of energy options;
- Extending tangible benefits to low-income residents and others who have historically been disadvantaged by fossil fuel-based energy systems;
- Keeping financial resources in the community through conservation, energy efficiency, and the production and sale of locally-produced energy;
- Reducing global warming emissions which causes climate change; and

WHEREAS, Greenfield has already demonstrated leadership by becoming the first Green Community in Massachusetts; creating a department of Energy and Sustainability; creating Greenfield Light and Power, which delivers 100% renewably-produced electricity to all at a competitive rate; and writing and adopting its master plan entitled Sustainable Greenfield. As a result of its efforts, it is currently saving over one half a million dollars each year on its utility bills; and (Please see addendum for a complete list of Greenfield's energy-related accomplishments.)

WHEREAS, proposed state and federal legislation recognizes the urgency to act and the benefits of moving toward a society that meets its energy needs with 100% renewable energy;

NOW THEREFORE BE IT RESOLVED that the City Council of Greenfield, Massachusetts supports the rapid attainment of the goal of a fossil fuel free future, with 100% clean, renewable energy for the City of Greenfield, and the State of Massachusetts; and

BE IT FURTHER RESOLVED that the City of Greenfield will assess all municipal decisions that require energy consumption, such as building construction and retrofits, lighting, transportation, water delivery and waste management, with reference to the City's commitment to reaching its goal of being 100% reliant on renewable energy sources, and will consistently strive to choose the least consumptive, and most energy-efficient options available, and:

- continue to promote and support initiatives that Greenfield has already developed to reduce energy use and transition to 100% renewable energy use;
- continue to strive to improve Greenfield Light and Power's energy mix by increasing the percentage of locally-produced renewable energy while maintaining a competitive price;
- continue to promote energy use reduction programs such as MassSave, and transitions from fossil fuel use to renewably-produced electricity in private homes and businesses; and

BE IT FURTHER RESOLVED that the City Council of Greenfield, Massachusetts supports the rapid adoption of state and federal legislation that aims to move our state and the nation toward a 100% renewable energy future; and applauds Representative Paul Mark for introducing the Green Bank Bill (H1763) and co-sponsoring many other bills that will move us toward our goal; and

BE IT FURTHER RESOLVED that the Administrative Assistant to the City Council shall cause a copy of this resolution to be sent to Greenfield Mayor Martin; U.S. Senator Elizabeth Warren; U.S. Senator Ed Markey; U.S. Representative James McGovern; MA Governor Charles Baker; MA Acting Senate President Harriette L. Chandler; MA Speaker of the House Robert A. DeLeo; MA State Representative Paul Mark; Senator Stan Rosenberg; State Senator Michael J. Barrett, Senate Chair of the Joint Committee on Telecommunications, Utilities and Energy (TUE); State Representative Thomas A. Golden, Jr, House Chair of TUE; State Senator Michael D. Brady, Senate Vice Chair of TUE; State Representative Frank A. Moran, House Vice Chair of TUE; all members of the TUE: State Senators Marc R. Pacheco, Anne M. Gobi, Joan B. Lovely, Bruce E. Tarr; and State Representatives James M. Cantwell, Carolyn C. Dykema, Nick Collins, Josh S. Cutler, Adrian Madaro, Daniel Cahill, Joan Meschino, Leonard Mirra, and Randy Hunt; and members of the Senate Committee on Global Warming and Climate Change: Chairman Mark R. Pacheco, Vice chairman James B. Eldridge, and members Michael J. Barrett, Joseph A. Boncore, James M. Lewis, and Patrick M/ O'Connor; Mass Power Forward, a collation of over 150 environmental groups in Massachusetts; and 350.org.

See addendum next page

ADDENDUM:

**Nine Years of Greenfield's Achievements in Actively Reducing
Climate Change Emissions, Fossil Fuel Use, and Adoption of Renewable Energy**

2009

- Greenfield's mayor Christine Forgey adopted two 2050 goals for the town:
 - 80% reduction in climate change emissions, and
 - Zero energy dollars leaving the region.

This was in response to the discovery that in 2008 Greenfield spent \$86 million on energy for heating, lighting, and transportation and business operations; of which \$67 million left the region to pay for oil, natural gas, gasoline, and electricity.

2010

- Greenfield was designated a Green Community in Massachusetts in the first round of designations for the state;
- Received Gov. Patrick's "Leading by Example" Award, for its collaborative efforts with Greening Greenfield on the 10% Challenge and other municipal efforts to reduce energy use.

2011 – 2014

- Greenfield conducted Energy Smart Homes and Business programs to encourage residents and businesses to take advantage of utility energy efficiency program, MassSave.

2012

- Greenfield completed the first-in-the nation, Zero-net energy, multi-modal transit station;
- Constructed a 2-megawatt solar farm on a capped landfill that provides roughly 50% of municipal electricity; and installed public electric vehicle charging stations on city property. (cking when EV charging installed)

2013 – onward

- Continue to implement energy efficiency upgrades to municipal buildings to reduce energy and fossil fuel use;
- Began and continues to improve bike safety by establishing and posting on-street bike path signage and street striping. (Nancy is checking with George about timing etc.)

2014-2015

- Greenfield residents wrote *Sustainable Greenfield* master plan, which was adopted by the Town Council; Greenfield created and staffed a department of Energy and Sustainability; and created *Greenfield Light and Power*, which delivers 100%

renewably-produced electricity to all at a competitive rate;

- Starting in 2014, replaced all streetlights and parking lot lights with energy saving LEDs This effort was completed in 2017;
- Made a commitment to purchase more energy efficient vehicles whenever the opportunity arose;
- Conducted a Solar Challenge program to enable residents and businesses to install solar electric panels at the lowest price possible, which resulted in 500kw of installed solar on over 50 and businesses.

2016

- Greenfield municipality started saving over half a million dollars each year on utility bills compared to 2008 (checking timing);
- Adopted a Complete Streets policy, which aims to upgrade streets and sidewalks to improve safety for walkers, bikers, wheelchair users, buses, and cars;
- Greenfield adopted a Tree Ordinance, which includes a commitment to plant one to two trees for every tree taken down depending on tree size, and allows the planting of trees in the tree belt;
- The LEED Gold certified Greenfield High School is complete.

2017

- Governor Baker recognized the City for its outstanding leadership as a designated Green Community that reduced its municipal energy consumption by 22%, since 2008.

2018

- Greenfield opened Jon Zon Community Center, a zero-net-energy-ready facility.

Greenfield also hosts:

Two solar installation companies; numerous insulation businesses; the Wisdom Way Solar Village, a near-zero-net-energy affordable housing project; several businesses with large solar installations such as Small Corp; a biodiesel plant that will be coming online soon; and an impressive array of zero-net-energy apartments and homes, which produce as much energy as they use on an annual basis. All of these projects reduce energy and fossil fuel use, reduce climate change emissions, and demonstrate the viability and advantages of a 100% renewable energy future.

PRESENTATION OF PETITIONS AND SIMILAR PAPERS None.

REPORTS OF COMMITTEES None

UNFINISHED BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS:

MOTION: On a motion by Councilor Renaud, second by Councilor Gilmour, it was,

MOVED: THAT IN CELEBRATION OF FRANKLIN COUNTY PRIDE THE GREENFIELD TOWN COUNCIL REQUESTS THE MAYOR PURCHASE AND FLY A RAINBOW FLAG ON THE TOWN COMMON BY FRIDAY, JUNE 22ND.

DISCUSSION: Discussion Included:

- Councilor Mass objected the motion. Suggested a “friendly amendment” to remove the word purchase
- Councilor Renaud accepts friendly amendment and volunteered to purchase the flag.

It was by unanimously,

VOTED: THAT IN CELEBRATION OF FRANKLIN COUNTY PRIDE THE GREENFIELD TOWN COUNCIL PRESIDENT SHALL PURCHASE AND FLY A RAINBOW FLAG ON THE TOWN COMMON BY FRIDAY, JUNE 22ND.

Council thanked retiring Town Clerk Deborah Tuttle for her services to the Town of Greenfield and acknowledged the meeting to be her last as Town Clerk. Deborah Tuttle also thanked the Councilors and Town of Greenfield employees.

MOTIONS FOR RECONSIDERATION: None.

ADJOURNMENT: On a motion by Councilor Allis, second by Councilor Mass, it was unanimously

VOTED: TO ADJOURN THE MEETING AT 10:50 P.M.

A true copy,

Attest: _____
Kathryn J Scott, Town Clerk

GREENFIELD TOWN COUNCIL MEMBERS

Greenfield High School Cafeteria

Regular Meeting

June 20, 2018

	Attendance	Vote to Override	FY18-137	FY18-138 1 st Amendment	Insert Lrg E#10 Add In	Buffer Zone Amend 100-250	E #6 Dolan & Wheeler	FY18-138 w/Amendments		
1. Sund, Verne	Y	Y	Y	Y	Y	Y	N	Abst		
2. Lobik, John	Y	Y	Y	N	Y	Y	Y	N		
3. Allis, Brickett	Y	Y	Y	Y	Y	Y	Y	Y		
4. Muzyka-Pyfrom, Wanda	Y	Y	Y	Y	Y	Y	Abst	Y		
5. Dolan, Timothy	Y	Y	Y	N	N	N	Y	Y		
6. Gilmour, Sheila	Y	Y	Y	N	Y	N	Y	Y		
7. Wheeler, Otis	Y	N	Y	N	Y	N	Y	Y		
8. Mayo, Douglas	Y	Y	Y	N	N	N	Y	Y		
9. Leonovich, Daniel	Y	Y	Y	Y	Y	Y	N	Y		
10. Mass, Isaac	Y	Y	Y	Y	Y	Y	N	Abst		
11. Renaud, Karen	Y							Y		
12. Ricketts, Penny	N	----	----	----	----	----	----	----		
13. Stempel, Ashley	Y	Abst	Y	N	Y	Y	Y	Y		