

GREENFIELD CITY COUNCIL

Special Meeting Minutes

February 14, 2019

John Zon Community Center, 35 Pleasant St.,

6:00 pm

CALL TO ORDER: Meeting was called to order at 6:05 p.m. by President Renaud.

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

ROLL CALL OF MEMBERS: Roll Call was taken. Councilors Sund, Allis, Pyfrom, Dolan and Leonovich were absent.

ALSO PRESENT: Mayor William Martin; GCTV-15 staff; Chris Collins, and members of the public.

PUBLIC COMMENT: None

PUBLIC HEARINGS: None.

MOTIONS, ORDERS, AND RESOLUTIONS

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

VOTED: THAT IT BE ORDERED, THAT THE GREENFIELD CITY COUNCIL WAIVE THE RULES OF PROCEDURE, 8 ORDER AND DISPOSITION OF BUSINESS.

Order no. FY 19-085

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

MOVED: THAT THE CITY COUNCIL OF GREENFIELD HEREBY INITIATES THE FOLLOWING ZONE CHANGE IN ACCORDANCE WITH M.G.L.C 40A SECTION 5:

BY AMENDING ~ 200-4.16. CORRIDOR OVERLAY DISTRICT (CO). BY:

STRIKING A(1) IN ITS ENTIRETY AND REPLACING WITH:

(1) FRENCH KING HIGHWAY/HIGH STREET CORRIDOR. OVERLAY DISTRICT SHALL APPLY TO THE FOLLOWING ROADWAY CORRIDORS: (1) LAND EXTENDING FROM THE INTERSECTION OF CLARK ST. AND HIGH ST. ALONG HIGH STREET SOUTH TO SMITH ST. AND (2) THE LAND EAST OF THE FRENCH KING HIGHWAY AND NORTH OF CANADA HILL RD TO THE JUNCTION OF FRENCH KING HIGHWAY AND ROUTE 2.

DISCUSSION: Councilor Stempel provided handout for Councilors on the history of the Corridor Overlay District (attached). Discussion included:

- An amendment to the Zoning Map to change the COD from Commercial to Industrial would be proposed.
- Frustration expressed on delay and need for compromise in order to forward the Library Project.
- The public were encouraged to keep sending emails to the Councilors regarding the Library.
- Suggestions to extend the tax base and to cut spending for long term stability.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY19-085.

Order no. FY 19-086

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

VOTED: THAT THE CITY COUNCIL OF GREENFIELD HEREBY INITIATES THE FOLLOWING ZONE CHANGE IN ACCORDANCE WITH M.G.L.C 40A SECTION 5:

200-7.12. MAJOR DEVELOPMENT REVIEW. BY:

IN SECTION B(1)

REPLACING “ONE THOUSAND (1000)” WITH “THREE THOUSAND (3,000)” AND REPLACING “FIVE HUNDRED (500)” WITH “ONE THOUSAND FIVE HUNDRED (1,500)”; AND REPLACING “ONE THOUSAND (1000)” WITH “THREE THOUSAND (3,000)” AND REPLACING “FIVE HUNDRED (500)” WITH “ONE THOUSAND FIVE HUNDRED (1,500)”; AND

IN SECTION B(4)

REPLACING “ONE HUNDRED THOUSAND (100,000)” WITH “ONE HUNDRED FIFTY THOUSAND (150,000) AND “FIFTEEN THOUSAND (15,000)” WITH “THIRTY-FIVE THOUSAND (35,000) AND “FORTY THOUSAND (40,000)” WITH “SEVENTY-FIVE THOUSAND (75,000)”; AND DELETING SECTION B(5) IN ITS ENTIRETY; AND

IN SECTION C

STRIKING (1) AND (2) IN THEIR ENTIRETY AND REPLACING WITH “(1) THE SPGA SHALL BE THE ZONING BOARD OF APPEALS”; AND

IN SECTION E

STRIKING “ADVERSELY IMPACT” AND REPLACE WITH “CREATE A MATERIALLY ADVERSE IMPACT ON”; AND

IN SECTION F

ADDING PRIOR TO THE WORDS “UPON THE REVIEW OF THE PROJECT” THE FOLLOWING LANGUAGE: “NOTWITHSTANDING, THE PROVISIONS OF MGL C. 40A, ALL DECISIONS OF THE SPGA SHALL BE MADE WITHIN 210 DAYS FROM THE INITIAL DATE OF APPLICATION. THE FAILURE TO ISSUE A DECISION WITHIN 210 DAYS SHALL RESULT IN THE GRANTING OF THE SPECIAL PERMIT AS PRESENTED AND A CONSTRUCTIVE GRANT SHALL BE ISSUED IN ACCORDANCE WITH THE PROVISIONS OF MGL 40A.” AND FURTHER AMEND 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 FOLLOW THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

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

MOVED: TO AMEND THE ZONING MAP, INCORPORATED INTO THE GREENFIELD ZONING ORDINANCE BY SEC.200-3.2, CHANGING THE UNDERLYING DISTRICT OF THE CORRIDOR OVERLAY DISTRICT DEFINED IN SEC. 200-4.16(A) OF THIS ORDINANCE FROM GENERAL COMMERCIAL TO GENERAL INDUSTRY.

DISCUSSION: Discussion included:

- Corridor Overlay District should be open to both General Commercial and General Industry.
- Councilors were encouraged to support initiated amendment.

It was unanimously,

VOTED: TO APPROVE ORDER.

ADJOURNMENT: On a motion by Councilor Ricketts, second by Councilor Gilmour, it was unanimously

VOTED: TO ADJOURN THE MEETING AT 6:43 P.M.

A true copy,

Attest: _____
 Kathryn J. Scott, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

John Zon Community Center
 Special Meeting
 February 14, 2019

Attendance

1. Sund, Verne	N					
2. Councilor Precinct 2	---					
3. Allis, Brickett	N					
4. Muzyka-Pyfrom, Wanda	N					
5. Dolan, Timothy	N					
6. Gilmour, Sheila	Y					
7. Wheeler, Otis	Y					
8. Mayo, Douglas	Y					
9. Leonovich, Daniel	N					
10. Mass, Isaac	Y					
11. Renaud, Karen	Y					
12. Ricketts, Penny	Y					
13. Stempel, Ashley	Y					