

ZONING BOARD OF APPEALS

TOWN OF GREENFIELD, MASSACHUSETTS
14 Court Square, Greenfield, MA 01301

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Zoning Board of Appeals Minutes of May 14, 2009 Police Station Meeting Room 321 High Street

Chairman Roy Cowdrey called the regular meeting to order at 7:30 p.m. with the following members present:

PRESENT: Roy Cowdrey, Chairman Thomas McLellan, Clerk Susan Welenc
Mark Maloney Scott Cote Howard Barnard
Scott Conti

ALSO PRESENT: Terry Kimball; Ron Wood and Chris Sexton of Greenfield Health Camp; Bob Cartelli, President of Ford of Greenfield; Anita Fritz of the Greenfield Recorder, Eric Twarog, Senior Planner/GIS Coordinator and members of the public.

Public Hearings:

1) Terry Kimball (Map 46, Lot 5) – Request for a special permit to allow a two-family home within the General Industry (GI) Zoning District.

MOTION: Moved by McLellan, seconded by Welenc, and voted 5:0 to approve the special permit request of Terry Kimball to allow a two-family home within the General Industry (GI) Zoning District at the corner of Miner and Shelburne Roads.

2) Greenfield Health Camp, Inc. (AKA Camp Keewanee) – Request for a special permit to allow the expansion of a legal non-conforming use (Commercial Camping) within the Rural Residential (RC) Zoning District.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to approve the special permit request of Greenfield Health Camp, Inc. to allow the expansion of the legal non-conforming use “commercial camping” within the Rural Residential (RC) Zoning District.

3) Ford of Greenfield (Robert Cartelli, President) – Request for a special permit to allow for the sale/storage of vehicles in the triangle at 1 Mohawk Trail.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to approve the special permit request of Ford of Greenfield to allow the sale/storage of motor vehicles at 1 Mohawk Trail (the intersection of Colrain Street and Mohawk Trail) within the Central Commercial (CC) Zoning District subject to the following conditions:

- 1) The motor vehicles shall not encroach on the right-of-way;
- 2) The motor vehicles shall not impede the triangular line of sight;
- 3) No tent structures shall be allowed; and
- 4) No signage shall be allowed.

4) Pioneer Renewable Energy, LLC – Request for a special permit to allow a 47 MW Biomass Power Plant within the Planned Industry (PI) Zoning District.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to grant the continuance of the public hearing to Tuesday, May 26, 2009 at 7:00 p.m. at the Greenfield Middle School cafeteria located at 195 Federal Street.

Approval of Minutes:

MOTION: Moved by Welenc, seconded by Maloney, and voted 5:0 to approve the meeting minutes from January 8, 2009.

Other Business:

- 1) Request for Administrative Approval of Minor Change to the Winslow Project - During MDR, plans and specs were submitted that included plantings, seed and mulch in the barriers along Wells Street that will separate the north side of the parking lot from the driveway off Wells Street that goes behind Greenfields Market. In order to save maintenance cost, John Cariddi, Executive Director of the Greenfield Housing Authority, would like to replace the seed and mulch with small stones.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to approve the request to replace the seed and mulch with small stones on the condition that all plantings as shown on the original plans shall remain.

Adjournment:

MOTION: Moved by Cote, seconded by Maloney, and voted 5:0 to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator