

ZONING BOARD OF APPEALS

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

413-772-1548
413-772-1309 (fax)



Zoning Board of Appeals Minutes of June 11, 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, Alternate
Scott Conti, Alternate

ALSO PRESENT: Eric Twarog, Senior Planner/GIS Coordinator.

Public Hearings:

1) Country Hyundai (191 Shelburne Road) – Request for a special permit to allow signage that exceeds the maximum signage allowed within the General Commercial (GC) Zoning District.

MOTION: Moved by Maloney, seconded by Cote, and voted 5:0 to grant the application of Country Hyundai for property located at 191 Shelburne Road for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance to allow a freestanding sign with the following dimensions: 8' x 18' x 35' in height totaling 144 square feet in area in the General Commercial zone with the condition that the sign not overhang the public right-of-way.

2) Real & Lois Bouchard (187 Wisdom Way) – Request for a variance to allow a reduced side yard setback for an attached garage with in the Urban Residential (RA) zoning district.

MOTION: Moved by Cote, seconded by Maloney, and voted 5:0 to grant a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance to allow a reduced side yard setback for an attached garage from 10 feet to eight feet at 187 Wisdom Way which is located in the Urban Residential zone.

Approval of Minutes:

MOTION: Moved by Welenc, seconded by Maloney, and voted 5:0 to approve the meeting minutes from May 14, 2009.

Planning Board Recommendations

Franklin Regional Transit Center (12 Olive Street) - Proposed two-story, 24,000 square foot building, parking area for 25 vehicles, 8 bus berths, and a bus turn-around.

Cowdrey explained the two handouts on the proposed Franklin Regional Transit Center: 1) site plan, and 2) building elevations. The Board discussed the proposed project and reached consensus to include their concerns in the recommendation to the Planning Board.

MOTION: Moved by McLellan, seconded by Cote, and voted 5-0 to forward a positive recommendation to the Planning Board on the concept of an intermodal transit center at 12 Olive Street. The following is a list of concerns that the Board has for this proposed project:

- Not enough parking spaces for the amount of office space proposed;
- No dedicated taxi waiting area;
- No dedicated parking for motorcycles;
- Location of handicapped spaces to far from building;
- Turning radius of the bus turn-around; and
- Percentage of office space vs. transit area space.

Other Business:

- 1) Request for administrative approval to replace existing signage at the former Bickford's Restaurant with new signage for Asian Buffet Restaurant at 254 Mohawk Trail.

Leo Zheng from Asian Buffet explained his request to the Board which is to replace the lettering on the existing signage with new lettering for Asian Buffet. He stated that the size and number of signs will not change, only the lettering.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5-0 to grant the request of Leo Zheng of Asian Buffet Restaurant to replace the lettering on the existing signage at the former Bickford's Restaurant located at 254 Mohawk Trail with the lettering submitted to the Board for Asian Buffet Restaurant.

- 2) Request for administrative approval to remove the two wall signs for Bacci's Yarn/Vac business at 114 Wells Street and install them as one two-sided sign on the freestanding sign structure on the property where the former Safari Pet store sign was located.

Henry Brown of Bacci's Yarn/Vac Supplies and Services explained his request to the Board and showed them pictures of the wall signs and freestanding sign structure.

MOTION: Moved by Maloney, seconded by Welenc, and voted 5-0 to grant the request of Henry Brown of Bacci's Yarn/Vac Supplies and Services to remove the two wall signs for his business at 114 Wells and install them as one two-sided sign on the existing freestanding sign structure where the former Safari Pets store sign was located.

- 3) Request for Administrative Approval to move an existing wall sign approximately 15 feet east due to a tree growing in front of the existing location.

Cowdrey explained the request to the Board and passed around a handout showing the proposed location of the existing wall sign as well as a photo of the tree blocking the existing wall sign.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5-0 to grant the request of Joe Funderburk of Anchor Sign, Inc. to move the existing wall sign on the front elevation of BJ's Wholesale Store (#A12663) located at 42 Colrain Road 15 feet east from its current location.

Adjournment:

MOTION: Moved by Welenc, seconded by Maloney, and voted 5:0 to adjourn the meeting at 8:57 p.m.

Respectfully submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator