

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 13, 2010 Police Station Meeting Room 321 High Street

Chairman Cowdrey called the regular meeting to order at 7:31 p.m. with the following members present:

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

ALSO PRESENT: Eric Twarog, Senior Planner/GIS Coordinator; Jeff Terrell of WHAI; and members of the public.

Public Hearings:

7:30 p.m. Jonathan Kendrick, 576 Leyden Road - Request for a special permit pursuant to Sections 200-6.1 and 200-8.3 of the Zoning Ordinance in order to allow a carpentry shop at 576 Leyden Road which is located in the Rural Residential (RC) Zoning District.

MOTION: Moved by Cote, seconded by Maloney, and voted 5:0 to approve the request for a special permit pursuant to Sections 200-6.1 and 200-8.3 of the Zoning Ordinance in order to allow a carpentry shop at 576 Leyden Road which is located in the Rural Residential (RC) Zoning District as presented with expanded hours of operation from 7:00 AM to 6:00 PM Monday through Saturday.

7:45 p.m. Neil K. Johnson, 59 Pierce Street – Request for a special permit pursuant to Sections 200-4.4 C(17) and 200-8.3 of the Zoning Ordinance in order to allow and animal kennel (4 indoor dogs) within the Urban Residential (RA) Zoning District.

MOTION: Moved by Maloney, seconded by Welenc, and voted 5:0 to approve the application of Neil K, Johnson for property located at 59 Pierce Street for a special permit pursuant to Sections 200-4.4 C(17) and 200-8.3 of the Zoning Ordinance to allow an Animal Kennel consisting of four (4) indoor dogs which is located in the Urban Residential (RA) Zoning District with the following conditions:

1. Animal Kennel to be limited to four (4) dogs;
2. The Animal Kennel shall expire when one of the four dogs perishes.

8:00 p.m. Spartan D. Giordano - Request for a special permit pursuant to Sections 200-5.3 E(2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of dimensional requirements (setbacks) at 14 Vernon Street which is located in the Urban Residential (RA) Zoning District.

MOTION: Moved by McLellan, seconded by Welenc, and voted 5:0 to approve the request for a special permit pursuant to Sections 200-5.3 E(2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of dimensional requirements

(setbacks) at 14 Vernon Street which is located in the Urban Residential (RA) Zoning District.

8:15 p.m. Northeast Biodiesel (Parcel R05-24E) – Request for a special permit pursuant to Sections 200-4.12 C(9), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a biodiesel production facility within the Planned Industry (PI) Zoning District.

The Board expressed concern over and discussed the issue of the lack of submitted information by the applicant. Mr. Union requested a continuance of the public hearing in order to address the Board's concerns.

MOTION: Moved by McLellan, seconded by Welenc, and voted 5:0 to continue the public hearing to June 10, 2010 at 7:30 PM.

Approval of Minutes:

MOTION: Moved by Welenc, seconded by Maloney, and voted 5:0 to approve the meeting minutes from March 11, 2010.

Adjournment:

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to adjourn the meeting at 9:25 p.m.

Respectfully submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator