

ZONING BOARD OF APPEALS

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

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**Zoning Board of Appeals
Minutes of June 10, 2010
Police Station Meeting Room
321 High Street**

Chairman Cowdrey called the regular meeting to order at 7:30 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 and members of the public.

Public Hearings:

7:30 p.m. (Continued from May 13, 2010) 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.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to approve the 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 on Parcel R05-24E within the Planned Industry (PI) Zoning District with the following conditions:

1. The Applicant shall obtain all applicable local, state, and federal permits and comply with all applicable local, state, and federal regulations;
2. The Applicant shall submit written documentation to the Zoning Board of Appeals informing them of the date that site improvements are completed; and
3. Solid organics shall be removed from the site in a closed container on a weekly basis at a minimum.

8:00 p.m. Paul LaFleur, 38 Forest Avenue – Application for Appeal from denial of a building permit for a 2-family home at 38 Forest Avenue which is located in the Urban Residential (RA) Zoning District.

MOTION: Moved by Maloney, seconded by Barnard, and voted 3:2 (Cowdrey, McLellan voted no) to grant the appeal as requested. A supermajority (4 out of 5 votes) is required, therefore the motion fails.

8:20 p.m. Dale & Debra Mathey, 114 Wells Street – Application for a variance of Section 200-7.10(A) of the Zoning Ordinance to allow an apartment on the first floor of a “mixed residential/business” use at 114 Wells Street which is located in the Central Commercial (CC) Zoning District.

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to continue the public hearing to Thursday, July 8, 2010 at 7:30 p.m. with the understanding that the Building Inspector will inspect the premises at 114 Main Street prior to July 8, 2010.

Action Items

Request for Extension of a Special Permit/Site Plan Approval for F.W. Webb Company for parcel R14-24B off Silvio O'Conte Drive.

MOTION: Moved by Maloney, seconded by Cote, and voted 5:0 to approve the request for extension as submitted.

Approval of Minutes:

MOTION: Moved by Welenc, seconded by Maloney, and voted 5:0 to approve the meeting minutes from May 13, 2010.

Adjournment:

MOTION: Moved by McLellan, seconded by Maloney, and voted 5:0 to adjourn the meeting at 9:50 p.m.

Respectfully submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator