

ZONING BOARD OF APPEALS

TOWN OF GREENFIELD, MASSACHUSETTS
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ZONING BOARD OF APPEALS
Minutes of March 8, 2012
Police Station Meeting Room
321 High Street

The meeting was called to order by Chair, Tom McLellan at 7:05 p.m. with the following members:

PRESENT: Tom McLellan, Chairman
Mark Maloney, Clerk
Howard Barnard
Scott Conti
Christopher Joseph

Public Hearings:

7:00 p.m.: Roy Giangregorio, 14 West Street – Request for a special permit pursuant to Sections 200-4.4 (C3), 200-6.1 (C1), and 200-8.3 of the Zoning Ordinance in order to allow 1) the conversion of a two-family home to a three-family home, and 2) to allow the change, extension or alteration of a legal nonconforming use at this location. This property currently does not meet the lot area requirement for a two-family home.

McLellan explained public hearing process to applicant.

Applicant introduced himself, Roy Giangregorio, Contemporary Country Builders (Northampton, MA).

Maloney read the notice of hearing.

Applicant stated he acquired property in December to become partner in the revitalization of Greenfield, MA. Property was abandoned when purchased. Have been in business 25 years, they have been Energy Star partners for the last 13 years (only working on projects that meet Energy Star criteria). Giangregorio explained the Energy Star score/criteria. The existing parcel does not make the square footage requirement for a two-family home. The site is all gravel driveway, little concrete and brick. Curb cut is 22 feet, which allows two (2) parking spaces per DPW standards. There is a two-car garage on site being restored, which allows two (2) additional parking spaces per DPW standards. An old carport was removed but concrete slab remains, which allows one (1) more space per DPW standards. They would need one more spot with turnaround for six (6) parking spaces.

McLellan asked if any residents would need to back out onto street from parking. Applicant stated two (2) spots required back out.

Applicant explains existing footprint compared to proposed footprint. Third-unit will not increase footprint but decrease because of deck removal. Third unit will be achieved by attic renovation including dormer. Applicant explained the side, rear, and front appearances in elevation.

Barnard asked applicant what their goal was for an Energy Star code. Applicant responded tier two, which is approximately 65 out of 100. Applicant explored the possibility of solar panels but the home does not receive enough sunlight.

Maloney asked why they chose this house for a project. Applicant stated because of the attic space, applicant understood when they bought the home it was non-conforming. Maloney explained concerns of converting a non-conforming two-family to a three-family. Maloney explained the curbing was grandfathered. Maloney asked about impervious versus pervious surface. Applicant spoke with DPW regarding drainage; they are planning to pave the existing gravel-base driveway. Maloney asked what side the dormer was on; applicant stated west side. Maloney asked about square footage of attic; applicant stated 746 square feet (two bedrooms).

McLellan read Board of Health Correspondence.

McLellan read Fire Department Correspondence.

McLellan read Planning Board Correspondence.

Applicant verified he currently has Building Permit to renovate the two-family home.

Joseph asked if the change in right side elevation would impact the neighbors sunlight access. Applicant stated if so, it would be minimal and there is a driveway and a 20-foot hedge between properties. Maloney asked if they would retain ownership of the property. Applicant stated if special permit approved as three-family they would keep, two-family they would sell.

Public Input

Rita Poulin, 9 West Street: Concerned about parking and traffic. Families today usually have two cars per family; if they have visitors, it could become crowded. There is a hydrant in front of home so they cannot park on street.

Valerie O'Connell, 41 West Street: Concerned about traffic and history of home and unreasonable tenants.

Maloney stated that is an ongoing problem with rental properties and unfortunately it is difficult to control. Applicant stated he will be conducting credit checks (need certain score); they are trying to attract young professionals not low-income residents.

Maloney concerned about single-family homes being bought throughout town and split into multiple family rental homes changing neighborhood dynamics. Maloney concerned about crowded parking and noise.

McLellan suggested planting more trees on east side. Applicant concerned that roots are so deep more trees might create a problem. Valerie O'Connell stated that they could not remove the trees to put in a fence because of the expense.

Rita Poulin stated that the applicant has done a wonderful job cleaning the site.

Hearing closed at 7:35 PM

Maloney stated that the existing footprint of structure is not expanding. With the twenty percent reduction available by the Board the numbers are very close. Suggested asking DPW about a no parking zone from 41 West Street to the corner of West Street and Conway Street to prevent safety and over-parking concerns. Conti stated that would go through the Licensing Commission.

Barnard stated this was a significant improvement from previous conditions.

Conti stated it was a substantially improvement.

Joseph had no concerns

MOTION: Moved by Maloney, seconded by Barnard, and voted 5:0 to approve the request for a special permit pursuant to Sections 200-4.4 (C3), 200-6.1 (C1), and 200-8.3 of the Zoning Ordinance in order to allow 1) the conversion of a two-family home to a three-family home, and 2) to allow the change, extension or alteration of a legal nonconforming use at this location. This property currently does not meet the lot area requirement for a two-family home.

Approval of Minutes:

Barnard requested a change to Page 4 (bottom): “Barnard stated he was impressed by new standards” changed to “Barnard stated he was impressed by new standards but that his previously expressed concerns remain.”

Barnard requested a changed to Page 5 (top): “voted 4:1” changed to “voted 4:1 (Barnard no)”

MOTION: Moved by McLellan, seconded by Conti, and voted 5:0 to approve the Minutes from January 12, 2012 as amended.

Adjournment:

MOTION: Moved by Maloney, seconded by Conti, and voted 5:0 to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Laura DiNardo
Conservation Agent