



City known as the Town of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
EricT@greenfield-ma.gov • www.greenfield-ma.gov

William F. Martin
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Barnard, Howard (2015)
Conti, Scott (2013)
Joseph, Christopher (2014)
Maloney, Mark (2013)
McLellan, Thomas (2013)
Ronhave, Steven (2015)

- Maloney Inquired if the property utilizes a well and a septic system.
- Andrews Responded yes.
- Ronhave Inquired on the walk-in cooler in the basement area and if there will be a commercial use for this.
- Andrews Responded no, that the cooler was left over from when the property was a restaurant.
- Maloney Read review comments from the Inspections Department, Board of Health, Planning Board, Historical Commission, Town Engineer, and the Fire Department.

Chairman McLellan opened up the hearing for public comment. No public comment.

Public Hearing closed at 7:13 p.m.

Discussion/Decision

Steven Andrews, 541 Mohawk Trail

- Maloney Stated that he has no issues with the application. The Applicant submitted a planting plan, the Board should require a dumpster on the property. Inquired on any lighting.
- Andrews Responded that there will be motion sensor exterior lights.
- Maloney Stated that there should be a condition for no light spillage on the public roadway or neighboring properties.
- Barnard Stated that he has no issues with the request.
- Conti Stated that he has no issues with the request.
- Joseph Stated that he has no issues with the request.

- MOTION:** Moved by Maloney, seconded by Conti, and voted 5:0 to approve the application of Steven Andrews, for property located at 541 Mohawk Trail, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.2 and 200-8.3 of the Zoning Ordinance in order to allow the conversion of a two-family home to a multi-family home with three (3) dwelling units with the following conditions:
1. The Applicant shall abide by the planting plan submitted to the Board;
 2. The Applicant shall provide a dumpster on site which shall be screened as per the Greenfield Zoning Ordinance; and
 3. The Applicant shall ensure that any lighting provided on site does not spill over to the public right of way or neighboring properties.



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Ronhave, Steven (2015)

- b. **7:15 p.m.:** Application of Edward J. Snow, Jr. for property located at 221 Leyden Road (Parcel R22-19B), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of a legal non-conforming use, Ed Snow's Landscaping Business.

McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Mark Maloney, Clerk; Howard Barnard; Scott Conti; Christopher Joseph; and Steven Ronhave. Also in attendance was Edward J. Snow, Jr., Applicant and abutter Skip Hamond.

McLellan Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

Snow Explained to the Board that he would like to put up two 60' x 80' storage buildings for storage of equipment.

Maloney Inquired if the new buildings will be pre-fabricated buildings.

Snow Responded that they are currently getting bids for both kinds of buildings.

Maloney Inquired on lighting.

Snow Responded about there will be motion sensor security lighting on the buildings.

Joseph Inquired if the existing driveway will be altered at the end to get to the new buildings.

Snow Responded yes.

Joseph Inquired if the altered portion of the driveway will also be gravel as the existing driveway is.

Snow Responded yes.

Chairman McLellan opened up the public hearing for public comment.

Skip Hamond, Leyden Road, greenfield

Mr. Hamond stated that the Snows have been great neighbors and that he has never had any problems with them and their business. He supports the request for two new buildings.

Maloney Read review comments from the Inspections Department, Board of Health, Planning Board, Town Engineer, and Fire Department.

McLellan Inquired about any utilities to the new buildings.

Snow Responded that there will only be electricity provided.



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Maloney Inquired about water.

Snow Responded that water is available for the office and the house in the back of the property.

Public Hearing closed at 7:29 PM

Discussion/Decision

Edward J. Snow, Jr., 221 Leyden Road

Maloney Stated that he has no issues with the request.

Barnard Stated that he has no issues with the request.

Conti Stated that he has no issues with the request.

Joseph Stated that he has no issues with the request.

Ronhave Stated that he has no issues with the request.

MOTION: Moved by Maloney, seconded by Barnard, and voted 5:0 to approve the application of Edward J. Snow, Jr. for property located at 221 Leyden Road (Parcel R22-19B), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of a legal non-conforming use, Snow and Son's Tree & Landscaping Business, by allowing the construction of two 60' x 80' storage buildings.

Discussion Items:

Chairman McLellan brought to the Board's attention that AutoZone, Inc. has submitted an application to modify their existing special permit requesting to eliminate Condition #6 which required the fake windows along the southern wall. He stated that he has driven by the store with the windows removed and that he doesn't have an issue with the windows gone. The Board discussed whether to have the applicant come before them on this request and reached a consensus to have AutoZone proceed with the application to amend their existing special permit.

Approval of Minutes:

MOTION: Moved by Maloney, seconded by Conti, and voted 4:1:0 (Barnard abstained due to absence at that meeting) to approve the Minutes from February 14, 2013.

Adjournment:

MOTION: Moved by Conti, seconded by Maloney, and voted 5:0 to adjourn the meeting at 7:42 p.m.



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Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development