



William F. Martin
Mayor

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

Members:
Twarog, Eric
Director, Planning & Dev.

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

ZONING BOARD OF APPEALS
Minutes of April 11, 2013
Police Station Meeting Room
321 High Street

The meeting was called to order by Chair, Tom McLellan at 7:00 p.m. with the following members:

PRESENT: Tom McLellan, Chairman Mark Maloney, Clerk Howard Barnard
Scott Conti Alternate Steve Ronhave

ALSO PRESENT: Greg MacLean, Auto Zone Representative; and Susan Fisher, Applicant.

ABSENT: Christopher Joesph

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

Public Hearings:

- a. 7:00 p.m.: Application of AutoZone, Inc., for property located at 430 Federal Street, which is located in the Limited Commercial (LC) Zoning District, for a modification of an existing special permit pursuant to Section 200-8.3 of the Zoning Ordinance in order to eliminate Condition #6 of the approval which requires that three (3) fake windows be provided in each section of the south side of the building.

McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Thomas McLellan, Chairman; Mark Maloney, Clerk; Howard Barnard; Scott Conti; and Alternate Steve Ronhave. Also in attendance was Greg MacLean, AutoZone Representative.

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.

MacLean Explained his request to eliminate the fake windows on the south side of the building. In the past few years there have been numerous times when kids have broken the windows and they have had to be replaced. He also explained that the vendor who was hired to replace the windows simply took them down the last time (about 6 months ago) without approval from AutoZone.

Maloney Explained why the original special permit had this condition.

MacLean Stated that the entire building had been painted a couple of years ago and he would be willing to repaint the south side to eliminate the discoloration where the windows had been.



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)

McLellan Asked if there had been any complaints from citizens regarding the looks of the south wall of this building in the past six month and questioned why they could not be replaced with plexi-glass or acrylic.

MacLean Responded no and also stated that the issue with either plexi-glass or acrylic was that both are more expensive and get cloudy over time.

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

Public Hearing closed at 7:10 p.m.

Discussion/Decision

AutoZone, Inc., 430 Federal Street

There was no further discussion or questions

MOTION: Moved by Maloney, seconded by Barnard, and voted 5:0 to approve the application of AutoZone, Inc., for property located at 430 Federal Street, which is located in the Limited Commercial (LC) Zoning District, for a modification of an existing special permit pursuant to Section 200-8.3 of the Zoning Ordinance in order to eliminate Condition #6 of the approval which requires that three (3) fake windows be provided in each section of the south side of the building.

b. **7:15 p.m.:** Application of Susan Fisher, for property located at 25 Woodleigh Avenue, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of the required side yard from ten (10) feet to eight (8) feet to allow the expansion of an existing mud porch and the construction of a screened porch within that area.

McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Thomas McLellan, Chairman; Mark Maloney, Clerk; Howard Barnard; Scott Conti; and Steve Ronhave. Also in attendance was Susan Fisher, Applicant.

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

Fisher Explained that she wants to take out an existing patio and replace it by expanding the existing mud porch and adding a screened in porch.

Maloney Memos from Sara Campbell (DPW) regarding utilities and Mark Snow (Building Inspector) stating “no comment” were read and placed in the file.

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



City known as the Town of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

William F. Martin
Mayor

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

Members:
Twarog, Eric
Director, Planning & Dev.

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

Public Hearing closed at 7:25 PM

Discussion/Decision

Susan Fisher, 25 Woodleigh Avenue

There was no further discussion or questions

MOTION: Moved by Maloney, seconded by Conti, and voted 5:0 to approve the application of Susan Fisher, for property located at 25 Woodleigh Avenue, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a twenty (20) percent reduction of the required side yard from ten (10) feet to eight (8) feet to allow the expansion of an existing mud porch and the construction of a screened porch within that area.

Approval of Minutes:

MOTION: Moved by Maloney, seconded by Barnard, and voted 5:0 to approve the Minutes from March 14, 2013 as amended.

Discussion Items:

The Board discussed the Board of Health's request for comment on a proposed Regulation of Environmental Impact and reached consensus that the proposed regulation was already covered by sections of the existing Zoning Ordinance and that the proposed regulation was vague as written.

The Board also discussed the May 2013 meeting. McLellan explained that there is only one application submitted for this meeting and that he would like to hold the meeting on May 30, 2013 and include any June 2013 applications for this meeting as well. The Board agreed.

Adjournment:

MOTION: Moved by Conti, seconded by Maloney, and voted 5:0 to adjourn the meeting at 7:40 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development