



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

**ZONING BOARD OF APPEALS**  
**Minutes of April 9, 2015**  
**Department of Planning & Development**  
**114 Main Street**

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

**PRESENT:** Tom McLellan, Chairman      Scott Conti      Christopher Joseph  
Mark Maloney, Clerk      Steve Ronhave      James Winn

**ALSO PRESENT:** Maureen Pollock, Assistant Planner & Conservation Agent and Applicants.

**ABSENT:** Russell Kimball

**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:

1. 7:00 p.m.: Application of Wayne Gavryck for property located at 705 Lampblack Road (Assessor's Map R09, Lot 5A), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 14.85 kW ground-mounted solar photovoltaic system at this location.

Chairman McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph; and Steve Ronhave. Also in attendance were the Applicants, Wayne and Amanda Gavryck; representative to the Applicant, Carl Siebing from Pioneer Valley PhotoVoltaics Cooperative (PV<sup>2</sup>); and members of the public.

- 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.
- Siebing      Stated the applicants would like to install a 14.85 kW ground-mounted solar photovoltaic system on the northern corner of property. Stated the solar array will measure 93 feet in length by 9.75 feet with 27 solar columns. The tilted array will stand 8 feet tall at the top and 4 feet tall at the bottom.
- McLellan      Inquired whether the installation will have automatic and manual means of shutdown with clear instructional signage.
- Siebing      Responded yes.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

- McLellan Inquired whether the installation meets all setback and dimensional requirements of the Rural Residential (RC) Zoning District for accessory structures.
- Siebing Responded yes.
- McLellan Inquired whether the solar array's total surface area on the lot meets the twenty-five(25) percent of the minimum open space requirement of the Zoning District in which it is located as specified in the Table of Dimensional Requirements or 2,500 square feet, whichever is less.
- Siebing Responded yes.
- McLellan Inquired whether the maximum height of the solar array does not exceed fifteen (15) feet.
- Siebing Responded the maximum height is eight (8) feet.
- Joseph Inquired whether the solar array faces the adjacent swimming pool.
- Gavryck Responded, no the solar array does not face the swimming pool.
- Joseph Inquired how the solar array's height is determined.
- Siebing Responded the height is determined by the force of all the solar panels.
- Ronhave Inquired whether there will be concrete blocks underneath the array.
- Siebing Responded no.
- McLellan Inquired the reason for installing a ground-mounted array instead of a roof-mounted array.
- Gavryck Responded the roof is shaded.
- Conti Stated there is a lot of red rock in this part of town. Inquired whether it will be possible to mount the post if there is a lot of red rock on this property.
- Siebing Responded soil testing has been performed on this property and he doesn't think it will be an issue. However, he won't know for sure until he tries to mount the posts.
- Conti Inquired how are solar panels disposed of.
- Siebing Responded solar panels are brought to recycling facility.
- Joseph Inquired how difficult is it to removal the solar array.
- Siebing Responded it is usually easy to remove a solar array.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

Ronhave Inquired what the depth of the footings are.

Siebing Responded the depth is eight (8) feet.

Maloney Read correspondence from the Planning Board, Board of Health, and Department of Public Works.

Chairman McLellan opened up the hearing for public comment.

Dan Guin, 717 Lampblack Road  
Stated he has no issues with this project.

Public Hearing closed at 7:15 p.m.

**Discussion/Decision**

**Wayne Gavryck for property located at 705 Lampblack Road (Assessor's Map R09, Lot 5A)**

Maloney Stated he has no issues with this project.

Joseph Stated small-scale, ground-mounted solar energy systems should be use by right.

Conti Stated he is not in favor of this project. Stated ground-mounted solar energy systems are ugly and should not be installed in residential neighborhoods. Stated he concerned that these systems will eventually be abandoned on-site.

Ronhave Stated these systems will not be contributing to fossil fuels. Stated he has no issues with this project.

Winn Stated he has no issue with this project.

McLellan Stated this system installation fulfills all zoning requirements.

**MOTION: Moved by Maloney, seconded by Ronhave, and voted 4:1 (Conti opposed) the application of Wayne Gavryck for property located at 705 Lampblack Road (Assessor's Map R09, Lot 5A), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 14.85 kW ground-mounted solar photovoltaic system at this location.**

2. 7:15 p.m.: Application of David Cohen for property located at 335 Green River Road (Assessor's Map R33, Lot 36), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 7.15 kW ground-mounted solar photovoltaic system at this location.

Chairman McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph; and Steve Ronhave. Also in attendance were the Applicants, David and Judy Cohen; representative to the Applicant, Carl Siebing from Pioneer Valley PhotoVoltaics Cooperative (PV<sup>2</sup>); and members of the public.

- 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.
- Siebing Stated the applicants would like to install a 7.15 kW ground-mounted solar photovoltaic system to the north of the property. Stated the solar array will measure 45 feet in length with two rows of 13 modules in portrait orientation. The tilted array will stand 8 feet tall at the top and 3 feet tall at the bottom.
- McLellan Inquired whether the installation will have automatic and manual means of shutdown with clear instructional signage.
- Siebing Responded yes.
- McLellan Inquired whether the installation meets all setback and dimensional requirements of the Rural Residential (RC) Zoning District for accessory structures.
- Siebing Responded yes.
- McLellan Inquired whether the solar array's total surface area on the lot meets the twenty-five(25) percent of the minimum open space requirement of the Zoning District in which it is located as specified in the Table of Dimensional Requirements or 2,500 square feet, whichever is less.
- Siebing Responded yes.
- McLellan Inquired whether the maximum height of the solar array does not exceed fifteen (15) feet.
- Siebing Responded the maximum height is eight (8) feet.
- Maloney Read correspondence from the Planning Board, Board of Health, and Department of Public Works.
- Joseph Inquired how the size of the array is determined.
- Siebing Responded the client will typically make their decision based on how much electricity they use.
- McLellan Inquired the reason for installing a ground-mounted array instead of a roof-mounted array.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

Cohen Responded they have some mature maple trees that shade the house, so ground-mounted is the only feasible option.

Ronhave Inquired where the inverters will be located.

Siebing Responded the inverters will be located in the garage.

Chairman McLellan opened up the hearing for public comment. None

Public Hearing closed at 7:24 p.m.

**Discussion/Decision**

**David Cohen for property located at 335 Green River Road (Assessor's Map R33, Lot 36)**

Maloney Stated this solar array is half the size of the one proposed at 705 Lampblack Road. Stated he has no issues with this project.

Conti Stated he is not in favor of this project. Stated ground-mounted solar energy systems are industrial and should not be installed in rural residential neighborhoods.

Joseph Stated he would rather see a ground-mounted solar array than an above ground pool. Stated he has no issues with this project.

Ronhave Stated he has no issues with this project.

Winn Stated he has no issue with this project.

McLellan Stated this system installation fulfills all zoning requirements. Stated he has no issues with this project.

**MOTION:** Moved by Maloney, seconded by Ronhave, and voted 4:1 (Conti opposed) to approve the application of David Cohen for property located at 335 Green River Road (Assessor's Map R33, Lot 36), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 7.15 kW ground-mounted solar photovoltaic system at this location.

3. 7:30 p.m.: Application of Walter Boyd for property located at 574 Country Club Road (Assessor's Map R17, Lot 4), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 6.6 kW ground-mounted solar photovoltaic system at this location.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

Chairman McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph; and Steve Ronhave. Also in attendance were the Applicants, Walter and Miriam Boyd; representative to the Applicant, Carl Siebing from Pioneer Valley PhotoVoltaics Cooperative (PV<sup>2</sup>); and members of the public.

- 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.
- Siebing Stated the applicants would like to install a 6.6 kW ground-mounted solar photovoltaic system to the west of the house. Stated the solar array will measure 34 feet in length with two rows of 12 modules in portrait orientation. The tilted array will stand 8 feet tall at the top and 3 feet tall at the bottom.
- McLellan Inquired whether the installation will have automatic and manual means of shutdown with clear instructional signage.
- Siebing Responded yes.
- McLellan Inquired whether the installation meets all setback and dimensional requirements of the Rural Residential (RC) Zoning District for accessory structures.
- Siebing Responded yes.
- McLellan Inquired whether the solar array's total surface area on the lot meets the twenty-five(25) percent of the minimum open space requirement of the Zoning District in which it is located as specified in the Table of Dimensional Requirements or 2,500 square feet, whichever is less.
- Siebing Responded yes.
- McLellan Inquired whether the maximum height of the solar array does not exceed fifteen (15) feet.
- Siebing Responded the maximum height is eight (8) feet.
- Maloney Read correspondence from the Planning Board, Board of Health, and Department of Public Works.
- McLellan Inquired the reason for installing a ground-mounted array instead of a roof-mounted array.
- Boyd Responded they have some trees that shade the house, so ground-mounted is the only feasible option.
- Maloney Inquired how the applicants came to the decision to put solar on the property.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

Boyd Responded he and his wife have been discussing putting solar on their property for a while. Once the Town announced the Greenfield Solar Challenge, it became an easy decision to sign up.

Stated they agree with Conti that ground-mounted solar is ugly. Stated they plan to put low growing shrubs around the solar array.

Joseph Inquired how obtrusive will it be to dig the trench.

Siebing Responded trench will be dug 2-feet down by hand with a ditch witch.

Chairman McLellan opened up the hearing for public comment.

Zhou Xu, 6 Verde Drive

Asked to review the site plan. The Board handed Xu a copy of the site plan for review.

Public Hearing closed at 7:37 p.m.

**Discussion/Decision**

**Walter Boyd for property located at 574 Country Club Road (Assessor's Map R17, Lot 4)**

Maloney Stated this solar array smaller than both 335 Green River Road and 705 Lampblack Road. Stated he has no issues with this project. Stated the applicant will plant small shrubs around the solar array. Stated the array will not be located near the septic system.

Conti Stated he is not in favor of this project. Stated ground-mounted solar energy systems are industrial and should not be installed in rural residential neighborhoods.

Joseph Stated each of the applicants that have come before the Board tonight regarding ground-mounted solar have wanted to put it on their roof, but it was not feasible. Stated the ground-mounted solar is a good compromise.

Ronhave Stated he has no issues with this project.

Winn Stated he has no issue with this project.

**MOTION:** Moved by Maloney, seconded by Ronhave, and voted 4:1 (Conti opposed) to approve the application of Walter Boyd for property located at 574 Country Club Road (Assessor's Map R17, Lot 4), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 6.6 kW ground-mounted solar photovoltaic system at this location.

4. 7:45 p.m.: Application of David Patteson for property located at 185A Old Albany Road (Assessor's Map R40, Lot 22), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 9.9 kW ground-mounted solar photovoltaic system at this location.

Chairman McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph; and Steve Ronhave. Also in attendance were the Applicant, Nancy Patteson; representative to the Applicant, Carl Siebing from Pioneer Valley PhotoVoltaics Cooperative (PV<sup>2</sup>); and members of the public.

- 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.
- Siebing Stated the applicants would like to install a 9.9 kW ground-mounted solar photovoltaic system to the center of this 13 acre property. Stated the solar array will measure 62 feet in length with two rows of 18 modules in portrait orientation. The tilted array will stand 8 feet tall at the top and 3 feet tall at the bottom.
- McLellan Inquired whether the installation will have automatic and manual means of shutdown with clear instructional signage.
- Siebing Responded yes.
- McLellan Inquired whether the installation meets all setback and dimensional requirements of the Rural Residential (RC) Zoning District for accessory structures.
- Siebing Responded yes.
- McLellan Inquired whether the solar array's total surface area on the lot meets the twenty-five(25) percent of the minimum open space requirement of the Zoning District in which it is located as specified in the Table of Dimensional Requirements or 2,500 square feet, whichever is less.
- Siebing Responded yes.
- McLellan Inquired whether the maximum height of the solar array does not exceed fifteen (15) feet.
- Siebing Responded the maximum height is eight (8) feet.
- Maloney Read correspondence from the Planning Board, Board of Health, and Department of Public Works.
- McLellan Inquired the reason for installing a ground-mounted array instead of a roof-mounted array.
- Patteson Responded the house is oriented east-west which is not optimal for solar.

Chairman McLellan opened up the hearing for public comment.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

Richard Gordon, 169 Old Albany Road  
Stated he has no issues with this project.

Public Hearing closed at 7:37 p.m.

**Discussion/Decision**

**David Patteson for property located at 185A Old Albany Road (Assessor's Map R40, Lot 22)**

Maloney Stated he has no issues with this project.

Conti Stated he is not in favor of this project. Stated ground-mounted solar energy systems are industrial and should not be installed in rural residential neighborhoods.

Joseph Stated he has no issues with this project.

Ronhave Stated he has no issues with this project.

Winn Stated he has no issue with this project.

**MOTION:** **Moved by Maloney, seconded by Ronhave, and voted 4:1 (Conti opposed) to approve the application of David Patteson for property located at 185A Old Albany Road (Assessor's Map R40, Lot 22), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 9.9 kW ground-mounted solar photovoltaic system at this location.**

5. 8:00 p.m.: Application of Jill Fenner and Stanley Jaskolka for property located at 141 Meridian Street (Assessor's Map 22, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 7.85 kW ground-mounted solar photovoltaic system at this location.

Chairman McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph; and Steve Ronhave. Also in attendance were the Applicants, Jill Fenner and Stanley Jaskolka; representative to the Applicant, Carl Siebing from Pioneer Valley PhotoVoltaics Cooperative (PV<sup>2</sup>); and members of the public.

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.

Siebing Stated the applicants would like to install a 7.85 kW ground-mounted solar photovoltaic system to the east of the property. Stated the solar array will measure 27 feet in length with three rows of



**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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

8 modules in portrait orientation. The tilted array will stand 13 feet tall at the top and 5 feet tall at the bottom. Stated concrete blocks will be used to install the solar array because it not feasible to drive in posts on this property.

- McLellan Inquired whether the installation will have automatic and manual means of shutdown with clear instructional signage.
- Siebing Responded yes.
- McLellan Inquired whether the installation meets all setback and dimensional requirements of the Urban Residential (RA) Zoning District for accessory structures.
- Siebing Responded yes.
- McLellan Inquired whether the solar array's total surface area on the lot meets the twenty-five(25) percent of the minimum open space requirement of the Zoning District in which it is located as specified in the Table of Dimensional Requirements or 2,500 square feet, whichever is less.
- Siebing Responded yes.
- McLellan Inquired whether the maximum height of the solar array does not exceed fifteen (15) feet.
- Siebing Responded the maximum height is thirteen (13) feet.
- Maloney Read correspondence from the Planning Board, Board of Health, and Department of Pubic Works.
- McLellan Inquired the reason for installing a ground-mounted array instead of a roof-mounted array.
- Jaskolka Responded the house is oriented east-west which is not optimal for solar.

Chairman McLellan opened up the hearing for public comment.

Peter Mushovic, Property Identified as Assessor's Map 22, Lot 5

Stated he owns this undeveloped parcel south of 185A Old Albany Road and his family owns the other adjoining undeveloped parcel. Stated he and his family may develop these parcels in the future; therefore he would like to see vegetation planted in order to serve as a barrier between parcels and the solar array.

- Jaskolka Stated he would be open to discussing some planting.
- Mushovic Inquired about the glare from the solar array.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

Siebing Responded the glare from the solar array is less than on a roof because of the elevation difference. Stated he believes glare is not an issue with solar panels. Stated there is an anti-glare coating added to the panels to diffuse light after it leaves the panel.

Mushovic Stated he would like evergreens planted in order to block the view of the solar array from his and his family's properties.

Maloney read a letter from Ed and Lonna Bassett, 125 Meridian Street

Public Hearing closed at 8:25 p.m.

**Discussion/Decision**

**Jill Fenner and Stanley Jaskolka for property located at 141 Meridian Street (Assessor's Map 22, Lot 1)**

Maloney Stated he may like to see some planting or fencing.

Ronhave Stated the Board could condition shrubs, but does not feel that it is necessary.

Winn Stated he has no issues with this project. Stated the direct abutter, Stephen Gunn does not have any issue with this project.

Maloney Stated the Board only needs to make sure the project conforms to the Zoning Ordinance and the neighbors are okay with it.

**MOTION:** Moved by Maloney, seconded by Ronhave, and voted 4:1 (Conti opposed) to approve the application of Jill Fenner and Stanley Jaskolka for property located at 141 Meridian Street (Assessor's Map 22, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 7.85 kW ground-mounted solar photovoltaic system at this location, with the following condition:

1. Arborvitae shall be planted due south of the 7.85 kW ground-mounted solar photovoltaic system for the length of 30 feet. Each arborvitae shall be planted no less than 5 feet apart, and the minimum height of each arborvitae shall be 4 feet high at the time of planting.
6. 8:15 p.m.: Application of TCB Leyden Woods Limited Partnership for property located at 24 Aster Court (Assessor's Map R28, Lot 27C), which is located in the Suburban Residential (RB) Zoning District, for a modification of an existing special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow a reduction in dimensional requirements for setbacks to accommodate building renovations for the Leyden Woods Redevelopment Project.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

Chairman McLellan explained the public hearing process to the applicant. Maloney read the public notice into the record. Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph; and Steve Ronhave. Also in attendance was Rachana Crowley, Applicant; Representatives to the Applicant, including: Frank Holmes of Stantec, Kevin Mowatt of Davis Square Architects, and Attorney David Bloomberg; and members of the public.

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.

Holmes Stated the applicants are requesting a modification to the modification approved on November 13, 2014. Stated in the fall 2014, the Board approved a parking ratio reduction; reduction in the dimensional setback, and the rebuilding of a total of 181 units in two phases.

Stated after the Board made the November 2014 decision, the applicants received full funding to do all work in one phase instead of two. Additionally, the HUD expressed they did not want to see a reduction of affordable units and wanted the applicant to build all 200 units as originally permitted in 1970.

Stated the applicant have revised their plans to reflect the State's request. In order to provide the additional 11 units, two new buildings are proposed. 9 units will be provided in each of see new buildings and 5 building will now offer an additional unit.

Stated the applicant request a reduction in front and rear setbacks for the buildings that are circled in the submitted site plan.

Maloney Inquired whether the applicant has gone through the technical review for these new revisions.

Holmes Responded no.

Joseph Inquired whether building #43 has a setback of 0 feet.

Holmes Responded correct. Stated the 0-foot setback is due to the building's overhang and its proximity to the adjacent pumping station.

Mowatt Reviewed the fire protection strategies; increased interior air quality; fully compliant with building and site accessibility; aesthetic upgrades to the 1970s buildings and site; life safety code upgrades; energy upgrades; and major crawl space upgrades.

Chairman McLellan opened up the hearing for public comment.

Kevin O'Neil, 178 Leyden Road

Stated he is surprised the number of units will now be 200.

Ronhave Inquired whether the changes will affect the stormwater.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

- Holmes Responded the revisions have been reviewed by the Conservation Commission. Stated the amount of impervious surface has been reduced. Stated the changes will not increase the amount of stormwater runoff.
- Winn Inquired if there are sprinklers in the units now, and whether sprinklers will be provided in the new units.
- Holmes Responded there are no sprinklers in the existing units but sprinklers will be installed in all the new units.
- Holmes Stated the applicant request a separation reduction between buildings. Stated the minimum separation between buildings is 15 feet.
- Maloney Inquired what the shortest width separating the building is.
- Holmes Responded 8-feet 2 inches is the shortest width, which is between a building face and a staircase of the adjacent building. Stated most of the shorter separations are building to shed or building to staircase.
- Maloney Inquired insistent is HUD about providing the additional 19 units.
- Crowley Responded HUD is insistent that all 200 units are re-built. Stated she does not know if the project would be fully funded in one phase if the applicant does not re-build all 200 units.
- Maloney Stated he would like to see the correspondence between the applicant and HUD regarding the amount of units to be built.
- McLellan Inquired when the applicant needs all approvals.
- Crowley Responded the applicant must have all approvals by the time they meet with Mass Housing on May 12, 2015.
- Crowley Stated the added 19 units would be sensitive to the existing infrastructure.
- Maloney Stated the added 19 units will increase the density from the 2009 decision and the fall 2014 decision.
- Holmes Stated the parking ratio of 1.1 parking spaces per unit would stay the same.
- McLellan Stated he would like the applicants to go through the technical review process with town departments before the Board makes a decision. Stated the Board can hold a Special Meeting on April 23<sup>rd</sup>.



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.

Conti, Scott (2016)  
Joseph, Christopher (2014)  
Kimball, Russell (2015)  
Maloney, Mark (2016)  
McLellan, Thomas (2016)  
Ronhave, Steven (2015)  
Winn, James (2015)

Holmes Requests that the public hearing be continued until April 23<sup>rd</sup> so the project applicants can go through the technical review process and obtain correspondence from HUD about the unit increase.

**MOTION:** Moved by Maloney, seconded by Conti, and voted 5:1 to continue the public hearing for the application of TCB Leyden Woods Limited Partnership for property located at 24 Aster Court (Assessor's Map R28, Lot 27C), which is located in the Suburban Residential (RB) Zoning District, for a modification of an existing special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow a reduction in dimensional requirements for setbacks to accommodate building renovations for the Leyden Woods Redevelopment Project until April 23, 2015.

Approval of Minutes:

**MOTION:** Moved by Maloney, seconded by Ronhave, and voted 4:0:1 (Maloney abstained) to approve the Minutes from March 12, 2015, as amended.

Adjournment:

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

Respectfully Submitted,

Maureen Pollock  
Assistant Planner & Conservation Agent