



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 May 19, 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 Steve Ronhave
Mark Maloney, Clerk

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

ABSENT: James Winn Russell Kimball Christopher Joseph

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.

ZBA Deliberations:

1. Application of Bryan Hobbs for property located at 576 Leyden Road (Assessor’s Map R30, Lot 8), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2 C(1) and 200-8.3 of the Zoning Ordinance in order to keep livestock and poultry on a parcel of less than five (5) acres.

Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; and Steve Ronhave. Also in attendance was Applicant, Bryan Hobbs; and members of the public.

Discussion/Decision

Bryan Hobbs for property located at 576 Leyden Road (Assessor’s Map R30, Lot 8)

McLellan Stated he would like the pig pen to be at least 60 feet away from the neighbor’s property line.

Maloney Inquired whether the pigs could be kept within the power line easement.

Hobbs Responded, the cows will be kept in the easement area. Stated the pigs need plenty of water. Stated the water source is near the barn so the distance between the water source and the easement area would be too far.

McLellan Inquired whether the pig pen can be moved if the neighbor has any issues.

Hobbs Responded, yes.

Conti Stated he normally opposes livestock on properties that have less than 5 acres. However, this property is mostly rural. Stated he would be inclined to approve this request if the number of livestock does not multiple.



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Ronhave Stated he has no issues with this request, as long as the neighbors are okay with the proposal.

MOTION: Moved by Maloney, seconded by Ronhave, and voted 4-0 to approve the application of Bryan Hobbs for property located at 576 Leyden Road (Assessor’s Map R30, Lot 8), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2 C(1) and 200-8.3 of the Zoning Ordinance in order to keep livestock and poultry on a parcel of less than five (5) acres, with the following conditions:

1. The number of livestock shall not exceed 50 chickens, 3 pigs, and 2 cows;
2. Roosters shall not be permitted at this location;
3. If the property owner of 586 Leyden Road requests the pig pen to be moved, the applicant shall be so inclined to move it.
4. The applicant shall follow the recommendations of the Board of Health in their email correspondence to the ZBA dated May 13, 2015 which include the following:
 - a. All animals shall be kept within the property boundaries at all times;
 - b. All animals shall be provided adequate shelter, food, and water;
 - c. All animals shall be healthy and care provided when needed;
 - d. Per Massachusetts General Law, the premises and animals shall be inspected yearly by the Town’s Animal Inspector. These inspections shall happen in the fall of each year.

2. Application of Ford-Toyota of Greenfield for property located at 1 Main Street (Assessor’s Map 49, Lot 10), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow the relocation of the existing free-standing Ford pylon sign and to allow the installation of a new Toyota free-standing pylon sign as well as building attached signage at this location.

Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; and Steve Ronhave. Also in attendance was Applicant, Bob Cartelli, owner of Greenfield Toyota/Ford; representative to the Applicant, Anthony Wonseski, SVE Associates; and members of the public.

Discussion/Decision

Ford-Toyota of Greenfield for property located at 1 Main Street (Assessor’s Map 49, Lot 10)

Maloney Inquired whether the proposal is to move the pylon sign for Ford downhill, and erect a re-placement pylon sign for Toyota uphill, in front of the building entry.

Wonseski Responded, yes.

Maloney Inquired what the square footage of each sign is.

Wonseski Responded the Ford sign is 99.8 square feet and the proposed Toyota sign is 23.3 feet. The original Toyota sign was 48 square feet, so the size of the sign is decreasing.

Maloney Stated the size of the Ford sign is four times larger than the proposed sign for Toyota. Stated he does not want to see a cluster of signs at this location.



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- Wonseski Stated the regional/national Ford dealership are concerned that there is a lack of visibility from the road. Stated the distance between signs is 10 feet.
- Maloney Stated he would like the Ford sign to be smaller in size, but not necessarily shorter in height.
- Cartelli Stated the regional/national Ford dealership does not want the sign smaller in size.
- Conti Stated he has no issue with the request. Stated he likes that the buildings will be setback from the road and likes the signs.
- Ronhave Stated he has no issues with the request.

MOTION: Moved by Maloney, seconded by Conti, and voted 4-0 to approve the Ford-Toyota of Greenfield for property located at 1 Main Street (Assessor’s Map 49, Lot 10), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow the relocation of the existing free-standing Ford pylon sign and to allow the installation of a new Toyota free-standing pylon sign as well as building attached signage at this location, as presented.

3. Application of CIL Realty of MA, Inc. for property located at 111 Summer Street (Assessor’s Map 114, Lot 41), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 (E2), 200-7.2, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the reduction of the dimensional setback requirements by 20% and the development of multi-family units at this location.

Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; and Steve Ronhave. Also in attendance was Applicant, Ed Porter, United Arc Executive Director; representative to the Applicant, Anthony Wonseski, SVE Associates; and members of the public.

Discussion/Decision

CIL Realty of MA, Inc. for property located at 111 Summer Street (Assessor’s Map 114, Lot 41)

- Wonseski Stated based on public comments received during the May 14th meeting, he would like to present an exhibit that compares the density between the proposed project and a hypothetical by-right project that would include subdividing the lot and building a single family house and duplex. Stated in both scenarios, the amount of open space and impervious surface is comparable. Stated because the single family house and duplex is a by-right use, it would not need a site plan review or submit a stormwater report to the town.
- McLellan Stated at first he thought the proposed project was congested, but the more he has thought about it, the buildings are much smaller and there would not be an increase in traffic. Stated he would be inclined to approve this request.
- Conti Inquired whether DPW concerns were addressed.
- Maloney Responded according to the DPW correspondence, dated May 14, 2015, their concerns have been addressed.



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- Conti Stated this project sounds similar to congregate housing for the elderly or handicapped ~ 200-7.6. The applicant meets all requirements under Zoning Ordinance for congregate housing, except for the parking.
- Maloney Stated the applicant is seeking a special permit to allow the development of multi-family units. Stated the required off-street parking for congregate housing is less than for multi-family units.
- Wonseski Stated he could see if any additional parking spaces could be added to the site plan. Stated he would need more time to study the site plan and to discuss any adjustments with the applicant. Stated the applicant does not want to add more hardscape to the property. Stated the applicant would prefer to preserve as much open space on the property as possible. Stated the site plan includes a lot of LID features in dealing with stormwater runoff.
- Maloney Stated he would prefer to see two building proposed, instead of 3 building. Stated the property is very tight. Inquired why the proposed project does not have a similar architectural design as the United Arc building located on Hastings Street.
- Porter Responded the Hastings Street property is for a group program. The residents there only have a room. The Summer Street project is for independent living. Stated these individuals need a facility like this. Stated if they don't have this as an option, then they will be forced to live in a retirement home.
- Stated he would gladly modify the plan.

MOTION: Moved by Maloney, seconded by Conti, and voted 4-0 to continue the discussion and deliberation the application of CIL Realty of MA, Inc. for property located at 111 Summer Street (Assessor's Map 114, Lot 41), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-5.3 (E2), 200-7.2, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the reduction of the dimensional setback requirements by 20% and the development of multi-family units at this location.

4. Application of Lorenz Family Limited Partnership c/o Nancy Chatlin for property located at 312 Federal Street (Assessor's Map 95, Lot 20), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.5(A4), 200-6.5(B3), and 200-8.3 of the Zoning Ordinance in order to allow the reduction of parking spaces from the required 47 spaces to 33; and to allow the parking spaces with a two-foot setback to be consistent with existing conditions.

Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; and Steve Ronhave. Also in attendance were Applicants, Sharon Lorenz and Steven Lorenz, representatives to the Lorenz Family; representatives to the Applicant, Anthony Wonseski, SVE Associates; Robert D. Provost, Mowry & Schmidt, Inc.; and members of the public.

Discussion/Decision

Lorenz Family Limited Partnership c/o Nancy Chattin for property located at 312 Federal Street (Assessor's Map 95, Lot 20)

- Maloney Stated the existing fence and 15 arborvitae should stay on northwestern boundary line, adjacent to Shattuck Street. Stated Shattuck Street should be an exit only with signage. Stated there should be no storage or display blocking parking spaces, entryways, and the delivery/loading area. Stated the 2 ADA accessible



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parking spaces need to be compliant. Stated a fence should be installed along the southwestern boundary adjacent to Norwood Street.

Inquired whether the parking area along Federal Street can be setback 1-2 feet so a planting strip could be put in as a way to create a visible break between the street and the property.

- Wonseski Responded he would need to consult with DPW. Stated the parking along Federal Street is a little tight, may need to go in the public right-of-way to plant. Stated the site plan has been revised, dated May 18, 2015 which shows the 15 arborvitae to remain along the northwestern boundary, adjacent to Shattuck Street. Stated the revised plan also shows the propane filling station will be fenced with bollards.
- Maloney Stated he would like planting strip between Shattuck Street and the parking area.
- Ronhave Stated the applicants are requesting a special permit for a property and site plan that they have not kept up the conditions for last 12 years. Stated the applicants have not respected the neighbors. Stated he has concerns with this project.
- Conti Stated that similar to the special permit for the recently approved Cumberland Farms project, located at 315-317 Federal Street, the Board needs to be specific with conditions, if approved. Stated he wants all ADA accessible parking spaces to have signs installed and maintained.
- Lorenz Stated the conditions at 312 Federal Street will be corrected. Stated he would be happy to sit down with employees to go over the conditions specified in the special permit, if approved.
- Maloney Stated the DPW believes streets in the commercial districts can handle the load of tractor trailers.
- Conti Stated if loading is to only occur on Norwood Street, then truck traffic should be decreased on Shattuck Street.
- Maloney Stated he wants the Shattuck Street entryway to be an exit only with signage. Inquired about snow storage.
- Wonseski Responded parking spaces will be temporarily used to snow storage. Snow storage will be removed off-site within 48 hours of a winter storm.
- Maloney Inquired whether a bump out could be put at the Shattuck Street entryway.
- Wonseski Responded, a bump out would adversely effect the drainage on the property.
- Stated the applicant is re-constructing the existing catch basin in the parking area adjacent to Norwood Street. Stated the existing catch basin is in poor condition.
- Maloney Inquired whether the curb in the parking area along the Norwood Street could be redone. Stated the curb is in poor condition. Inquired whether a chain link fence could be installed at the Shattuck Street entryway.
- Conti Stated he does not like the idea of putting a chain link fence at this location.
- Maloney Inquired whether the proposed propane filling station will be the same size as the existing.



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Provost Responded, yes, it will be the same size. Stated the tank will be a 500 gallons or less

MOTION: Moved by Maloney, seconded by Conti, and voted 4-0 to approve the Lorenz Family Limited Partnership c/o Nancy Chattin for property located at 312 Federal Street (Assessor's Map 95, Lot 20), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-6.5(A4), 200-6.5(B3), and 200-8.3 of the Zoning Ordinance in order to allow the reduction of parking spaces from the required 47 spaces to 33; and to allow the parking spaces with a two-foot setback to be consistent with existing conditions, with the following conditions:

1. The existing fence and 15 arborvitae along the northwestern boundary line, adjacent to Shattuck Street shall remain and be maintained by the applicant and the successor;
2. Storage and display shall not be located in any parking spaces or in line of sight areas;
3. The entryway located on Shattuck Street shall be for exiting only. The width of the exit shall not exceed 15 feet. Signage shall be posted at this exit;
4. A 3-foot wide vegetative strip shall be planted along Shattuck Street and Federal Street, between the sidewalk and the parking area. The plants shall have a minimum height of 3-feet;
5. Snow removal shall be temporarily stored in parking spaces, as proposed in the submitted site plan, and shall be removed off-site within 48 hours of a winter storm;
6. ADA accessible parking spaces shall have signage posted and maintained by the applicant and successor;
7. The traffic flow of direction shall authorize motorists to enter and exit the Federal Street entryway; exiting shall only occur at the Shattuck Street and Norwood Street entryways, respectively; signage shall be erected and maintained at the Shattuck Street and Norwood Street exits;
8. Curbing shall be restored and maintained in the parking area adjacent to Norwood Street;
9. The alleyway/loading dock shall be cleared at all times so deliveries can occur;
10. The 6-foot stockade fence along the northwestern boundary line adjacent to Norwood Street shall be restored and maintained;
11. Lighting shall not spill onto the neighbors' properties or town property;
12. Parcels 95-20, 95-22 and 95-23 shall be combined into one lot and recorded at the Registry of Deeds as one lot;
13. A bike rack shall be installed and maintained on-site;
14. Three (3) complete sets of the revised plans shall be submitted to the Greenfield Planning & Development Department, with elevations shown, before construction starts;
15. Line of travel shall be clear for all entryways located at Shattuck Street, Norwood Street, and Federal Street.

Adjournment:

MOTION: Moved by Conti, seconded by Ronhave, and voted 4-0 to adjourn the meeting at 8:35 p.m.

Respectfully Submitted,

Maureen Pollock
Assistant Planner & Conservation Agent