



City known as the Town of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

Town Hall • 14 Court Square • Greenfield, MA 01301
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William F. Martin
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Allis, Brickett (2018)
Conti, Scott (2016)
Joseph, Christopher (2014)
Maloney, Mark (2016)
Winn, James (2017)

ZONING BOARD OF APPEALS
Minutes of May 12, 2016
Department of Planning & Development
114 Main Street

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

PRESENT: Mark Maloney, Chairman Scott Conti Christopher Joseph
James Winn Brickett Allis

ALSO PRESENT: Applicants

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:

Application of Summit Distributing, LLC C/O Thomas J. Frawley for property located at 109 Mohawk Trail (Assessor's Tax Map 46, Lot 42), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.1(C), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the existing service station to be converted to a convenience store with the addition of a drive-thru window for a donut shop at this location.

Members sitting were Mark Maloney, Chair; Scott Conti; Christopher Joseph; James Winn; and Brickett Allis. Also in attendance was the Representative to the Applicant, Hüseyin Sevinçgil, P.E., MHF Design Consultants, Inc.; and members of the public.

Maloney 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.

Sevinçgil Stated he submitted the original site plans to both the Board and MassDOT. Stated there has been a lot of back and forth with MassDOT regarding the driveways and drainage, which has caused his client's need to request a continuance. Stated he has made modifications to the proposed driveways per request of MassDOT. Stated there is still some outstanding issues with MassDOT regarding the stormwater drain line and the driveways. Additionally, the Greenfield Planning Department has requested additional information/revisions to the site plan. Therefore, his client would like to request a continuance until July 2016.

Chairman Maloney opened the public hearing.

Roxann Wedegartner, 85 Hastings Street (Planning Board Chair)

Stated the Planning Board discussed traffic patterns through the site and parking as proposed and expressed concerns about parking and traffic flow entering/exiting the property.



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Sevinçgil Stated he will submit all revisions priors to the July meeting

MOTION: Moved by Joseph, seconded by Winn, and voted 5-0 to continue the public hearing until July 14, 2016

Discussion Items

Proposed ADU Ordinance

Roxann Wedegartner, Planning Board Chair and Linda Smith, Planning Board Vice-Chair were present to discuss the proposed ADU Ordinance. The Board discussed their concerns about the draft ordinance. The Board questioned what happens once the property owner no longer resides at the premise and whether the parking requirement could be reduced or eliminated. The Board will forward their comments to the Planning Board.

Permit Fees

The Planning Department provided the Board a list of permit fees and abutter notification by mailing type (Certified vs Regular Mail vs Postcard) in other towns for the Board to compare. The Board discussed charging the applicant the legal ad at cost, changing the abutter notifications from Certified Mail to postcards, and structure the application fee based on the type of project (minor project vs major project). The Board will review these lists and will provide recommendations at the next meeting.

Approval of Minutes:

MOTION: Moved by Allis, seconded by Winn, and voted 5:0 to approve the Minutes from April 14, 2016.

Adjournment:

MOTION: Moved by Winn, seconded by Joseph, and voted 5-0 to adjourn the meeting at 9:08 p.m.

Respectfully Submitted,

Maureen Pollock, Assistant Planner & Conservation Agent