



City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

William F. Martin
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Killeen, Andrew (2019)
Maloney, Mark (2019)
O'Neill, Robert (2021)
Singer, David (2021)
Winn, James (2020)
Wozniak, Peter (2020)

ZONING BOARD OF APPEALS

Minutes of March 28, 2019

2nd Floor Meeting Room

20 Sanderson Street

The meeting was called to order by Chair, Mark Maloney at 12:18 p.m. with the following members:

PRESENT: Mark Maloney, Chairman Andrew Killeen, Clerk David Singer
James Winn

ABSENT: Peter Wozniak and Robert O'Neill, Alternate

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. **12:15 p.m.:** Application of King's Gym, Inc. for property located at 326 Chapman Street (Assessor's Map 97, Lot 33), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-6.7(B), 200-6.7(F), and 200-8.3 of the Zoning Ordinance in order to allow the installation of an off-premises sign for King's Gym at this location.

At a public meeting on Thursday, March 28, 2019 at 12:15 p.m., in the 2nd Floor Meeting Room, 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of King's Gym, Inc. for property located at 326 Chapman Street (Assessor's Map 97, Lot 33), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-6.7(B), 200-6.7(F), and 200-8.3 of the Zoning Ordinance in order to allow the installation of an off-premises sign for King's Gym at this location. Chairman Maloney explained the public hearing process to the Applicant. Killeen read the public notice into the record. Members of the Board sitting were Mark Maloney, Chair; Andrew Killeen, Clerk; James Winn; and David Singer. Also in attendance were the following project proponents: Jason Penfield and Barabra King. Chairman Maloney explained to the Applicant that the issuance of a special permit decision requires a super majority vote of the ZBA which is 4 affirmative votes. Chairman Maloney gave the option for the hearing to be continued to their next meeting when all five members are present. The Applicant elected to be heard at this meeting.

- 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.
- Penfield Explained the proposed signage to the Board. He stated that there will be no illumination for the signage.
- Singer Asked for clarification on the proposed placement of the signage and the location of King's



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Gym.

Penfield Pointed out the proposed placement of the signage and the location of King's Gym.

Singer Stated that he looked up the property and that the owner is Penfield Holdings, LLC.

Penfield Acknowledged ownership of Penfield Holdings, LLC.

Winn Inquired if the signage for R.G. Penfield & Sons is already installed.

Penfield Responded no and that both signs will be new.

Chairman Maloney opened up the public hearing to public comment at 12:36 p.m.

Linda Melaney, Chapman Street, Greenfield

Stated that they are not opposed to the proposed signage. Asked if the Board could address the traffic issues for Box Shop Road by placing signage that asks people to drive respectfully.

Singer Asked for clarification on the traffic concerns.

Melaney Responded that people speed and peel out after leaving King's Gym.

Singer Read the section of the Zoning Ordinance on off-premise signs and stated that off-premise signs are for directional purposes. Asked if an arrow pointing toward King's Gym could be added to the sign.

Maloney Stated that directional signage including a stop sign could be placed on Penfield's property by right.

King Stated that they would like to keep the proposed signage as is.

Killeen Suggested that some type of barrier could be installed at Suburban Propane to prevent cross traffic. Stated that the proposed signage and location directs people by implication.

Singer Inquired on why the address for King's Gym is not on the proposed sign.

Maloney Clarified to the Board that the discussion of directional signage and addresses are only suggestions and not germane to the application before them.

Public Hearing closed at 12:40 p.m.

Winn Doesn't see any issues with the proposed signage and location.



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Killeen Doesn't see any issues with the proposed signage and location.

Maloney Asked the Applicant if they would rather have an arrow or number address on the signage.

King Responded that they would rather have an arrow.

The Board discussed the placement of the arrow on the sign.

MOTION: Moved by Killeen, seconded by Singer, and voted 4:0 to approve the application of King's Gym, Inc. for property located at 326 Chapman Street (Assessor's Map 97, Lot 33), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-6.7(B), 200-6.7(F), and 200-8.3 of the Zoning Ordinance in order to allow the installation of an off-premises sign for King's Gym at this location with the following conditions:

- 1) A directional arrow that does not increase the square footage of the signage shall be put on both sides of the signage; and
- 2) Numbered addresses can be added to the signage.

Approval of Minutes:

MOTION: Moved by Winn, seconded by Singer, and voted 3:0 to approve the meeting minutes from February 14, 2019.

Adjournment:

MOTION: Moved by Maloney, seconded by Killeen, and voted 4-0 to adjourn the meeting at 12:51 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development