



**Roxann Wedegartner
Mayor**

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

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2022)
Maloney, Mark (2022)
Singer, David (2021)
Winn, James (2023)
Wozniak, Peter (2023)

**ZONING BOARD OF APPEALS
Minutes of August 13, 2020
Webex Meeting**

The meeting was called to order by Chair, Mark Maloney at 7:02 p.m. with the following members:

PRESENT: Mark Maloney, Chairman James Winn, Clerk Peter Wozniak
David Singer Debra Gilkes

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.

Annual Reorganization

MOTION: Moved by Wozniak, seconded by Singer, and voted 5:0:0 to nominate Mark Maloney as Chairman of the Zoning Board of Appeals.

MOTION: Moved by Maloney, seconded by Singer, and voted 5:0:0 to nominate James Winn as Clerk of the Zoning Board of Appeals.

Public Hearings:

- a. **7:00 p.m.:** Application of Jennifer Bache for property located at 316 Silver Street (Assessor’s Map 112, Lot 2), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-4.11(C26), 200-7.18 and 200-8.3 of the Zoning Ordinance in order to allow the construction of an attached Accessory Dwelling Unit consisting of a two-car garage and one bedroom apartment at this location.

At a public meeting on Thursday, August 13, 2020 at 7:00 p.m., through Webex, the Greenfield Zoning Board of Appeals held a public hearing on the application of Jennifer Bache for property located at 316 Silver Street (Assessor’s Map 112, Lot 2), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-4.11(C26), 200-7.18 and 200-8.3 of the Zoning Ordinance in order to allow the construction of an attached Accessory Dwelling Unit consisting of a two-car garage and one bedroom apartment at this location. Chairman Maloney explained the public hearing process to the Applicant. Maloney read the public notice into the record. Members of the Board sitting were Mark Maloney, Chairman; James Winn; Peter Wozniak; David Singer; and Debra Gilkes. The following project proponent was present: Jennifer Bache, property owner.

Maloney 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.

Bache Stated that she has lived at 316 Silver Street for a little over 11 years. She bought the house in a condemned condition and restored the house to its original splendor. Her parents are getting to an age when they are considering retiring in a couple of years. She is hoping to add a garage that her



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property currently does not have. Above the garage would be the Accessory Dwelling Units for her parents consisting of a one-bedroom apartment where her parents can retire to. They would be close so that she could take care of them. That is the purpose of the proposed ADU.

- Maloney Inquired on the size of the accessory dwelling unit.
- Bache The gross floor living area would be 1,296 square feet.
- Maloney Inquired on which side of the house the ADU would be attached to.
- Bache Responded that it would be attached to the west side of the house.
- Maloney Asked for confirmation that it would be between the house and the railroad tracks.
- Bache Responded yes.
- Maloney Asked for confirmation that there is an existing driveway to the house.
- Bache Responded yes and that the driveway for the ADU would be off of the existing driveway with no new curb cuts.
- Maloney Inquired on any exterior lighting for the ADU.
- Bache Responded that lighting on the submitted plan is shown by red dots. There will be three (3) exterior lights; one on the west side, one on the north side, and one on the south side.
- Maloney Inquired on a second egress for the ADU.
- Bache Responded yes.
- Winn read review comments from the Department of Planning and Development, Inspector of Buildings, Fire Prevention Officer (no comments or concerns), Engineering Superintendent (no comments or concerns), and the Planning Board (no issues or concerns).
- Chairman Maloney asked the Board members if they have any questions at this time.
- Singer Asked for clarification on where the garage will be built, will it be on the down side and built into the hill. Also, will the 1st floor of the primary dwelling be at the same level at the entrance to the ADU.
- Bache Responded yes on the garage, but that the entrance to the ADU will be slightly lower than the entrance to the primary dwelling. There will be a few steps leading down to the ADU.



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- Singer Inquired whether the existing windows on that side of the house will be lost by the new construction.
- Bache Responded that only one window will be lost which will be turned into a door leading into the ADU. She clarified that no changes will be made to the house other than losing one window which will be turned into a door.
- Singer Asked if the 4,125 square feet of area of the primary dwelling is livable space.
- Bache Responded that the entire 4,125 square feet is livable space.
- Singer Asked the Applicant if she has read and understands the limitations set forth in Section 200-7.188 of the Zoning Ordinance.
- Bache Responded yes.
- Singer Stated that as per the Inspector of Buildings comments, she would have to come back before the Board to add any additional bedrooms to the ADU. Does she have a problem with that.
- Bache Responded no.
- Winn Asked if he understands correctly that her parents will be living in the ADU.
- Bache Responded yes.
- Wozniak No additional questions, they have been answered.
- Gilkes Inquired on what will happen to the ADU once her parents no longer live there.
- Bache Responded that it is not her intent to ever rent out the ADU in the future. It would only ever be for family or friends in the future.
- Chairman Maloney opened up the public hearing for public comment at 7:23 p.m. No public comment.
Chairman Maloney opened up the public hearing for public comment at 7:23 p.m.
- Chairman Maloney asked if the Board members have any additional questions at this time.
- Gilkes No questions.
- Singer No questions.
- Wozniak No questions.



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Winn No questions.

Chairman Maloney asked the Applicant if she has anything she wanted to add at this time.

Bache Responded no.

- b. **7:15 p.m.:** Application of Timothy Carle for property located at 25 Prospect Avenue (Assessor’s Map 27, Lot 29), 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 percent reduction of the southerly side yard setback from 10 to 8 feet at this location.

At a public meeting on Thursday, August 13, 2020 at 7:15 p.m., through Webex, the Greenfield Zoning Board of Appeals held a public hearing on the application of Timothy Carle for property located at 25 Prospect Avenue (Assessor’s Map 27, Lot 29), 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 percent reduction of the southerly side yard setback from 10 to 8 feet at this location. Chairman Maloney explained the public hearing process to the Applicant. Maloney read the public notice into the record. Members of the Board sitting were Mark Maloney, Chairman; James Winn; Peter Wozniak; David Singer; and Debra Gilkes. The following project proponent was present: Timothy Carle.

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.

Carle Introduced himself and stated that he has lived at 25 Prospect Avenue since 1997. He has had various plans to do different things with his yard in the past. His current plan is to put a new garage in the back yard of his property. There is an existing garage on the other side of the property that will be demolished. In order to use the existing driveway to access the new garage, it needs to be closer to the side property line.

Maloney Inquired on what is next to him along that property line.

Carle Responded that there is an existing residence there with a garage along that side of the property.

Winn read review comments from the Inspector of Buildings (no comments or concerns), Fire Prevention Officer (no issues or concerns), Engineering Superintendent (no comments or concerns), and the Planning Board (no issues or concerns).

Chairman Maloney asked the Board members if they have any questions.

Winn Asked if the proposed garage would be 2 feet closer to the existing chain link fence.

Carle Responded yes.



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- Winn Asked if the chain link fence is on the neighbor’s property.
- Carle Responded yes.
- Maloney Asked for clarification that the existing garage would be demolished.
- Carle Responded yes.
- Singer Stated that he visited the property and understands what is being asked for. He stated that he would like the Applicant to state for the record that the proposed reduction would meet the 3 requirements of the Zoning Ordinance under that section. One is if the Board didn’t grant the side yard setback reduction of 2 feet, how would he be harmed.
- Carle Responded that it would be difficult to make the turn radius into the garage without the additional 2 feet.
- Singer Asked what would be the case if the size of the garage was reduced.
- Carle Responded that his truck would not fit.
- Gilkes Responded no additional questions as her questions have already been answered.
- Wozniak Stated that he couldn’t find a 25 house number, only 23.
- Carle Responded that 23 is on Prospect Street, not Avenue.
- Wozniak No questions.

Chairman Maloney opened up the public hearing for public comment at 7:32 p.m. No public comment.

Chairman Maloney closed the public hearing at 7:32 p.m.

- c. **7:30 p.m.:** Application of Bryan Hobbs for property located at 610 Leyden Road (Assessor’s Map R30, Lot 12), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow the conversion of a single family home on a legal nonconforming lot to a two-family home at this location.

At a public meeting on Thursday, August 13, 2020 at 7:30 p.m., through Webex, the Greenfield Zoning Board of Appeals held a public hearing on the application of Bryan Hobbs for property located at 610 Leyden Road (Assessor’s Map R30, Lot 12), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow the conversion of a single family home on a legal nonconforming lot to a two-family home at this location. Chairman Maloney explained the public hearing process to the Applicant. Maloney read the public notice into the record. Members



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of the Board sitting were Mark Maloney, Chairman; James Winn; Peter Wozniak; David Singer; and Debra Gilkes. The following project proponent was present: Bryan Hobbs.

- 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.

- Hobbs Introduced himself and stated that he purchased 610 Leyden Road in the spring. It is a pretty dilapidated single family structure at this time. There is a newer two-car garage about 25 years old. He hired his designer to prepare plans for a two-family house since there are problems with the existing foundation and structural integrity of the house beyond normal repairs. It makes more sense to tear the building down and build new. The existing garage would be turned into living space and the addition to the garage would be built in the same footprint resulting in two single level 2 bedroom, 1 bathroom dwelling units. He stated that there are two existing curb cuts to the property which would remain which would provide adequate parking. When he purchased the property, it had a failed Title V septic system. He has a new design for a septic system approved by the Greenfield Board of Health for up to five (5) bedrooms.

- Maloney Asked for clarification that the new two-family would be built on the existing footprint and would utilize the existing two-car garage resulting in a property with no garage.

- Hobbs Responded yes.

- Maloney Inquired on whether the failed Title V septic system has been rectified.

- Hobbs Responded that the new Title V septic system already approved by the Board of Health would be part of the overall construction project at 610 Leyden Road. The septic system would be done after construction of the new two-family house.

- Winn read review comments from the Fire Prevention Officer, Inspector of Buildings (no comments or issues), and Engineering Superintendent.

- Winn Inquired on whether the property will be owner-occupied or rental.

- Hobbs Responded rental.

- Singer Asked the Applicant if he understands that the new two-family must be built on the existing footprint.

- Hobbs Responded that he is not fully up to speed on zoning issues but wants to keep the existing two-car garage because it is in great condition.

- Wozniak Responded no additional questions.



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Winn Responded no additional questions.

Gilkes Responded no additional questions.

Chairman Maloney opened up the public hearing for public comment at 7:46 p.m.

Eileen M. Roach, 614 Leyden Road, Greenfield; the Stribley's at 617 Leyden Road, Greenfield
They would like the property to remain a single family residence. There are several duplexes in the area with questionable tenants. They are not in favor of a two-family home at this location. She stated that she is representing many of the neighbors in this area. She stated that there used to be a fence along that property line that was taken down. She would like to see that replaced.

Chairman Maloney closed the public hearing at 7:50 p.m.

Chairman Maloney asked the Board members if they have any additional questions or concerns.

Winn No additional questions or concerns.

Wozniak Based on the public comment, he asked Mr. Hobbs if he heard correctly that he would be willing to replace the fence.

Hobbs Responded that he did not make such an offer.

Wozniak Stated that he misunderstood what was stated and so has no additional questions or concerns.

Hobbs Stated that he hasn't owned the property for that long so didn't know who owned the fence. He stated that the fence is in fairly good conditions and just need minor repairs.

Maloney Inquired on how healthy the pines trees are on the south side of the property.

Hobbs Responded that he isn't a tree guy so cannot answer the question. He stated that he doesn't know who owns the trees but that since he has owned the property, he hasn't had to pick up any branches from the trees.

d. **7:45 p.m.:** Application of Solidus, Inc. c/o Jennifer Miller for property located at 60 Newton Street (Assessor's Map 35, Lot 1), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow an addition to the existing building within the required front yard setback at this location.

At a public meeting on Thursday, August 13, 2020 at 7:45 p.m., through Webex, the Greenfield Zoning Board of Appeals held a public hearing on the application of Solidus, Inc. c/o Jennifer Miller for property located at 60 Newton Street (Assessor's Map 35, Lot 1), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow an



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addition to the existing building within the required front yard setback at this location. Chairman Maloney explained the public hearing process to the Applicant. Winn read the public notice into the record. Members of the Board sitting were Mark Maloney, Chairman; James Winn; Peter Wozniak; David Singer; and Debra Gilkes. The following project proponents were present: Jennifer Miller, VP of Operations for Solidus, Inc.; and Joe Wren, Site Civil Engineer for the project.

- 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.
- Miller She stated that she is the VP of Operations for Solidus, Inc. They are a design-build general contractor. Franklin First Federal Credit Union is a client of theirs. They have asked them to add an addition to the existing administrative offices at 60 Newton Street. The credit union is looking to expand their administrative offices. The best option for them to do this is to use the existing office building across the street where there is room for the addition. The only issue is that the existing building does not meet the current front yard setback requirement so the new addition would also not meet this setback. All other aspects of the project meet zoning requirements. The addition is about 1,500 square feet. She pointed out that the front yard area is a steep hillside with no room to move forward. The addition will be set back a little from the existing building both for architectural purposes as well as to help with the setback issue.
- Wren Stated that the addition is 23.5 feet by 25.1 feet which is about 600 square feet so it is a small addition. There is an existing 70-80 square foot front entry way that would be removed for the new addition. He stated that the area of the new addition is currently asphalt so no new impervious surface area would be added as a result of this project. There is more than adequate parking for the building. The existing building is about 7.39 feet from the front property line. The new addition would be about 9.6 feet from the front property line and about 8.5 feet from the proposed new window that sticks out a little. They will be improving the roof drain from the building as well as adding a handicap parking space.
- Maloney Inquired if any shrubbery or greenery will be added as part of this project.
- Miller Responded that there is no formal landscaping plan but allowances have been made to replace the shrubbery that will be lost to the new addition.
- Maloney Asked if all of their offices will be moved there.
- Miller Responded yes, that they are running out of room at their current offices and need to expand. They are looking to consolidate their back offices into the new office space. There will be no member access to this building.

Winn read review comments from the Inspector of Buildings (no comments or concerns), Fire Prevention Officer (no issues or concerns), and Engineering Superintendent, and the Planning Board (no issues or concerns).



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Chairman Maloney asked the Board members if they have any additional questions or concerns.

Winn Inquired on the existing credit union building.

Miller Responded that there is an existing credit union at 57 Newton Street. There are existing administrative offices at 57 Newton Street but the credit union is growing and so they will be moving their administrative office to 60 Newton Street. She clarified that 57 Newton Street is open to the public but the offices at 60 Newton Street will not be open to the public, they will be used by staff and board members.

Wozniak Asked about the two means of egress and asked how someone would get to the egress in the back if a fire were to happen.

Miller Responded that she would have to consult with the architect but based on square footage they meet the appropriate number for means of egress. The ADA exit would be from the front of the building. There is no technical area for refuge as there is no requirement for a fire alarm system. If there was an issue and someone in a wheelchair would need to escape in that area, she would need to consult with the architectural team on the appropriate exit route.

Wozniak Stated that it would be difficult to get someone out of the building from the back egress. Asked if the existing stairs would be repaired as part of this project.

Miller Responded yes.

Wozniak Stated that he didn't see this in the submitted plans.

Miller Responded that for the special permit application, they submitted a site plan and architectural. The construction level plans submitted to the Building Department shows the full extent of the work.

Wren Stated that the existing oil tank will be removed and replaced with propane.

Gilkes Pointed out to the board that the plans set does indicate that the stairs in question will be replaced.

Singer Asked for confirmation that the only nonconformity is the front yard setback.

Miller Responded yes.

Gilkes No additional questions or concerns.

Wren Stated that construction note #4 does cover stormwater connection permit requirement.

Chairman Maloney opened up the public hearing for public comment at 8:10 p.m. No public comment.



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Chairman Maloney closed the public hearing at 8:10 p.m.

Board Discussion/Decision

Jennifer Bache for property located at 316 Silver Street (Assessor's Map 112, Lot 2)

- Maloney Stated that he is glad that this property has been renovated. It was a beautiful property that was allowed to deteriorate over many years. He stated that he thinks the plan is a good one. The submitted plan meets zoning. He inquired of the Applicant if someone other than themselves will be constructing the new building.
- Bache Responded yes.
- Maloney He stated that the review comments from the Inspector of Buildings could be made into conditions.
- Winn Asked if the address will be 316 Silver Street.
- Bache Responded yes. There will only be one mailbox for the entire property.
- Singer Stated that he is fine with the project. He would like the Inspector of Buildings comments to be incorporated into the decision. He would also like to have a condition that the project meets all the requirements of Section 200-7.18 on Accessory Dwelling Units as it is today. He inquired of the Chairman how to deal with the deck that wasn't submitted with the plans but mentioned in the Inspector of Building's comments.
- Maloney Responded that the Board could include the desk in the special permit decision.
- Gilkes Stated that the Board needs to know the location of the proposed deck.
- Bache Responded on the south side of the building, the side furthest from the garage. She pointed out the location of the 10' x 12' deck using the submitted floor plans.
- Singer Stated that he would not want to include the deck in the permit since it wasn't included unless by not including it, it would harm the Applicant. If she can obtain a building permit for the deck separately, that would be his preference.
- Maloney Stated that whoever makes the motion would exclude #5 of the Inspector of Buildings comments.
- Singer Stated that he would add a new #5 which would state that the permit meets all the requirements of Section 200-7.18 including recording at the Registry of Deeds.
- Wozniak Stated that he agrees with Singer and has no further questions.



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Gilkes Stated that she has no further questions.

MOTION: Moved by Winn, seconded by Singer, and voted 5:0:0 to approve the application of Jennifer Bache for property located at 316 Silver Street (Assessor’s Map 112, Lot 2), which is located in the General Industry (GI) Zoning District, for a Special Permit pursuant to Sections 200-4.11(C26), 200-7.18 and 200-8.3 of the Zoning Ordinance in order to allow the construction of an attached Accessory Dwelling Unit consisting of a two-car garage and one bedroom apartment at this location with the following conditions:

1. The Applicant shall follow all requirements of the Inspector of Buildings as written in his review memo dated May 26, 2020 with the exception of comment #5 which shall be replaced with the following:
 - The Accessory Dwelling Unit shall comply with all requirement of Section 200-7.18 of the Zoning Ordinance including but not limited to the requirement that the Special Permit and the notarized letters must be recorded in the Franklin County Registry of Deeds or Land Court, as appropriate, in the chain of title to the property, with documentation of the recording provided to the Inspector of Buildings, prior to the occupancy of the Accessory Dwelling Unit.

Board Discussion/Decision

Timothy Carle for property located at 25 Prospect Avenue (Assessor’s Map 27, Lot 29)

Chairman Maloney asked the Board members if they have any additional questions.

Winn Stated that he has no issues with the request so no additional questions.

Singer Agreed with Winn that he has no issues with the request so no additional questions.

Gilkes No issues or additional questions.

Wozniak No issues or additional questions.

MOTION: Moved by Winn, seconded by Singer, and voted 5:0:0 to approve the application of Timothy Carle for property located at 25 Prospect Avenue (Assessor’s Map 27, Lot 29), 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 percent reduction of the southerly side yard setback from 10 to 8 feet at this location.

Board Discussion/Decision

Bryan Hobbs for property located at 610 Leyden Road (Assessor’s Map R30, Lot 12)

Winn Stated that he supports the project as it would spruce up the house but would like to see a fence between the properties.



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Wozniak, Peter (2023)

Wozniak Stated that he agrees with Winn.

Singer Stated that he is inclined to vote against this one as the lot does not meet the frontage or area requirements under current zoning for a two-family home. This lot has only about half of the area required. He stated that he understands the need for housing and the Board member's views but the neighbors are against a two-family at this location and they are single family home owners. He acknowledged that there are other two-family properties in this area. He stated that he thinks that the proposed two-family is substantially detrimental to the neighborhood because of the size of the lot. It is only half of the size as a lot allowed by right in this district.

Gilkes Stated that she is considering what Singer has stated but thinks that what is being asked for is in character with the existing neighborhood since there are existing two-family residences across the street. She concurs with a fence along the property line.

Chairman Maloney pointed out to the Board that the ownership of the fence in question may not be with the owner of 610 Leyden Road. It may be owned by an abutter in which case the Board has no legal authority to require that fence to be repaired or replaced as part of the special permit. The owner of 610 can offer to repair the fence.

Singer Responded to Gilkes comments by stating that the exiting two-family properties were built before the zoning changed. Since that time, zoning did change calling for larger lot sizes so he feels that the request before them is detrimental to the neighborhood so he is still going to vote no.

Maloney Inquired of Winn if any written correspondence was received.

Winn Responded no.

Maloney Stated that the property is currently in disrepair and the proposed project would improve the property. He stated that the new two-family would be in the same footprint and that the existing garage would remain. He is in favor of the project.

MOTION: Moved by Winn, seconded by Wozniak, and vote 4:1:0 (Singer voted against) to approve the application of Bryan Hobbs for property located at 610 Leyden Road (Assessor's Map R30, Lot 12), which is located in the Rural Residential (RC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow the conversion of a single family home on a legal nonconforming lot to a two-family home at this location with the following conditions:

- 1) A permit shall be taken from the Building/electrical department, accompanied by a drawing with smoke/CO placement for review by the Greenfield Fire Department. An inspection of the system by the Greenfield Fire Department shall be done after completion;
- 2) The building shall conform to the plans submitted in the application to include reusing the existing two-car garage.



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

Roxann Wedegartner
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2022)
Maloney, Mark (2022)
Singer, David (2021)
Winn, James (2023)
Wozniak, Peter (2023)

Board Discussion/Decision

Solidus, Inc. c/o Jennifer Miller for property located at 60 Newton Street (Assessor’s Map 35, Lot 1)

- Maloney Stated that he has no issues or concerns with this request. He suggested that a motion include the requirements of the DPW in their review memo.
- Winn Supports the project and has no issues or concerns as long as the DPW’s requirements are incorporated in the decision.
- Wozniak Supports the project and has no issues or concerns but suggested that they talk with their architect relative to the handicap egress issue.
- Singer Stated that he has no issues or concerns with this request.
- Gilkes Stated that she has no issues or concerns with this request but concurs with Wozniak’s concerns relative to the handicap egress issue.

MOTION: Moved by Winn, seconded by Singer, and vote 5:0:0 to approve the application of Solidus, Inc. c/o Jennifer Miller for property located at 60 Newton Street (Assessor’s Map 35, Lot 1), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-6.1(C), and 200-8.3 of the Zoning Ordinance in order to allow an addition to the existing building within the required front yard setback at this location with the following conditions:

- 1) **The Applicant shall obtain a Stormwater Connection Permit and an Excavation/Trench Permit from the Department of Public Works as specified in their review memo dated July 27, 2020;**
- 2) **The Board recommends that the Applicant provide a code compliant space for handicap egress at the back exit.**

Approval of Minutes:

MOTION: Moved by Singer, seconded by Winn, and voted 5:0:0 to approve the meeting minutes of June 11, 2020.

Chairman Maloney brought to the Board’s attention that Patriot Care, Inc. (retail marijuana establishment at 7 Legion Avenue) would like to extend their evening hours from 7:00 p.m. to 9:00 p.m. The Applicant could come before the full Board with the request or the Board could authorize the Chairman to administratively approve this request. He would like to hear the Board’s thoughts on this.

Singer Stated that he believes that this is enough of a change to warrant the abutter’s input.

The Board concurred and reached consensus to have Patriot Care, Inc. come back before the full Board.



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Members:

Twarog, Eric
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Gilkes, Debra (2022)
Maloney, Mark (2022)
Singer, David (2021)
Winn, James (2023)
Wozniak, Peter (2023)

Adjournment:

MOTION: Moved by Winn, seconded by Gilkes, and voted 5:0:0 to adjourn the meeting at 9:01 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development