



City of
GREENFIELD, MASSACHUSETTS

Roxann Wedegartner
Mayor

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.

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

ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS
Minutes of September 9, 2021
Via Webex

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

PRESENT: Mark Maloney, Chairman James Winn, Clerk Peter Wozniak
David Singer Julia Popkin Walter Boyd

ABSENT: Debra Gilkes

ALSO PRESENT: Eric Twarog, Director of the Department of Planning and Development

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. **7:00 p.m.:** Application of Sarah L. and Alexander Meikle and Louise Perret for property located at 346 Conway Street (Assessor’s Tax Map 100, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C19); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the installation of a 8.88 kW DC dual axis tracker solar PV array at this location.

At a public meeting on Thursday, September 9, 2021 at 7:00 p.m., via Webex, the Greenfield Zoning Board of Appeals held a public hearing on the application of Sarah L. and Alexander Meikle and Louise Perret for property located at 346 Conway Street (Assessor’s Tax Map 100, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C19); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the installation of a 8.88 kW DC dual axis tracker solar PV array at this location. Chairman Maloney explained the public hearing process to the Applicants. Winn read the public notice into the record. Members of the Board sitting were Mark Maloney, Chairman; James Winn, Clerk; Peter Wozniak; David Singer; and Julia Popkin. The following project proponents were present: Sarah L. Meikle and Louise Perret, property owners; and Claire Chang and John Ward of Greenfield Solar representing the Applicants.

- Maloney Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.
- Chang Introduced herself and presented the project to the Board. She reviewed the submitted site plan with the Board.
- Maloney Clarified that the Applicant’s are seeking a waiver of the 15 foot height requirement to allow a 20 foot height.
- Chang Responded yes.



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Chairman Maloney asked if the Board members have any questions at this time.

Winn No questions at this time.

Wozniak No questions at this time.

Singer Inquired on why they need the extra five (5) feet in height.

Chang Responded that in order to accommodate the number of panels needed, a 20 foot height is required for this type of solar tracker system.

Popkin No questions at this time.

Meikle Stated that due to the existing large trees on the property, even a 20 foot solar tracker system will not be seen from the road or by abutters.

Winn Read review comments from the Engineering Superintendent (no comments or issues), and the Board of Health (no comments or issues).

Boyd Asked if the height could be reduced if the number of solar panels is reduced.

Ward Stated that there are two models of this solar tracker system, both of which exceed the 15 foot height requirement. One is a 20-panel tracker system and the other is a 24-panel tracker system.

Chairman Maloney opened up the public hearing to public comment at 7:12 p.m. No public comment.

Chairman Maloney closed the public hearing to public comment at 7:12 p.m.

Twarog Stated that the Planning Board unanimously voted a positive recommendation for both applications before the Board this evening.

Chairman Maloney closed the public hearing at 7:16 p.m.

- b. **7:15 p.m.:** Application of Marcia Ruggeri for property located at 29 Power Square (Assessor’s Tax Map 30, Lot 37), which is located in the General Commercial (GC) 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 four (4) foot reduction of the required front yard setback for a new deck at this location.

At a public meeting on Thursday, September 9, 2021 at 7:15 p.m., via Webex, the Greenfield Zoning Board of Appeals held a public hearing on the application of Marcia Ruggeri for property located at 29 Power Square (Assessor’s Tax Map 30, Lot 37), which is located in the General Commercial (GC) 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 four (4) foot reduction of the required front yard setback for a new deck at this location. Chairman Maloney explained the



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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, Clerk; Peter Wozniak; David Singer; and Walter Boyd. The following project proponent was present: Peter Ruggeri representing the Applicant.

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.

Ruggeri Stated that he takes care of his sister’s property at 29 Power Square. The existing outdoor stairs and deck areas needed to be replaced. The purpose of this request is to increase the size of the deck to allow one to sit on the deck to enjoy the outdoors. He is requesting a four (4) foot reduction of the front yard setback to allow for the increased size of the deck. 29 Power Square is a Corner Lot so it has two front yard setback requirements.

Chairman Maloney stated that he has no questions and asked if the Board members have any questions at this time.

Winn No questions at this time.

Wozniak No questions at this time.

Singer No questions at this time.

Boyd No questions at this time.

Winn Read review comments from the Engineering Superintendent (no comments or issues), and the Board of Health (no comments or issues).

Singer Inquired on how many bedrooms the units have.

Ruggeri Responded one (1) bedroom for both 1st and 2nd floor units.

Maloney Inquired on how old the existing deck is.

Ruggeri Responded about 20 years.

Chairman Maloney opened up the public hearing for public comment at 7:24 p.m. No public comment.

Chairman Maloney closed the public hearing for public comment at 7:24 p.m.

Chairman Maloney closed the public hearing at 7:25 p.m.



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Board Discussion/Decision

Sarah L. and Alexander Meikle and Louise Perret for property located at 346 Conway Street (Assessor’s Map 100, Lot 1)

- Maloney Stated that he has no issues and that the location for such a solar tracker system is good due to its location and current vegetative screening.
- Winn No issues, great location.
- Wozniak No issues, great location.
- Singer No issues, great location.
- Popkin No issues, great location.

MOTION: Moved by Singer, seconded by Winn, and voted 5:0:0 to approve the application of Sarah L. and Alexander Meikle and Louise Perret for property located at 346 Conway Street (Assessor’s Tax Map 100, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C19); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the installation of a 8.88 kW DC dual axis tracker solar PV array at this location as per the submitted site plan.

Board Discussion/Decision

Marcia Ruggeri for property located at 29 Power Square (Assessor’s Map 30, Lot 27)

- Maloney No issues.
- Winn No issues.
- Wozniak No issues.
- Singer No issues.
- Boyd No issues.

MOTION: Moved by Winn, seconded by Wozniak, and voted 5:0:0 to approve the application of Marcia Ruggeri for property located at 29 Power Square (Assessor’s Tax Map 30, Lot 37), which is located in the General Commercial (GC) 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 four (4) foot reduction of the required front yard setback for a new deck at this location as per the submitted site plan.



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Approval of Minutes:

MOTION: Moved by Singer, seconded by Winn, and voted 5:0:0 to approve the meeting minutes of July 8, 2021.

Adjournment:

Without objection, Chairman Maloney adjourned the meeting at 7:35 p.m.

Respectfully Submitted,

Eric Twarog, AICP, Director of Planning and Development