

Greenfield City Council
October 16, 2024
258th Regular Meeting
6:30 p.m.
John Zon Community Center/Zoom Hybrid

To join in person:

35 Pleasant Street, Greenfield

To join via Zoom:

<https://greenfield-ma-gov.zoom.us/j/93252496172?pwd=SnVEG8xxH9rPxFdDfRW7pCBaHgaXtK.1>

Meeting ID: 932 5249 6172

To join via phone:

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

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Meeting ID: 932 5249 6172 Passcode: 251819

Find your local number: <https://greenfield-ma-gov.zoom.us/u/admQCA140N>

AGENDA

1. Call to Order

CHAIRS STATEMENT: This meeting is being recorded by the City Council and GCTV-9. If any other persons present are doing the same you must notify the chairperson at this time.

(THIS STATEMENT DOES NOT REQUIRE TO BE ANNOUNCED) FOR COUNCILORS APPEARING REMOTELY: In accordance with open meeting law, when a Councilor or Councilors attend remotely, the chair would need to acknowledge the members of the Council/Committee who are appearing via remote access and inform the full

Council/Committee that all votes will be taken by roll call. Councilors attending remotely are encouraged to have their video on at times when they are speaking and voting.

2. Roll Call of Members
3. Pledge of Allegiance (voluntary)
 - Suspend Rules of Procedure - Rules of Procedure, 8 Order and Disposition of Business. **(Pg. 4)**
4. Approval of Minutes – None.
5. Communications with invited guests State Legislators Senator Jo Comerford and Representatives Natalie Blais and Susannah Whipps **(Pg. 5)**
 - Topics Councilors may have concerns and/or questions for and to receive updates. (List of questions submitted by Councilors ahead of Council meeting attached).
6. Communications from Superintendent of Schools and School Committee (10 minutes) – Vice Chair Kate Martini and Assistant Superintendent Stephen Sullivan will be in attendance. **(Pg. 9)**
 - School Committee Budget Development Calendar
 - Greenfield Public School MCAS (Massachusetts Comprehensive Assessment System) Accountability.
- 6a. Questions from the Council for Superintendent of Schools and School Committee – At the time of posting there were no questions reasonably anticipated by the Chair.
7. Communications from Mayor, City Officers and Employees (10 minutes) **(Pg. 10)**
 - Grant Expenditures
 - Treasurer Update
 - Community Events (Vintage Days, Recreation Halloween Celebration, Veterans Day)
 - Days Inn Shelter Update
 - Main Street Water Main Project and Court Square Paving, presented by DPW Director Marlo Warner.
 - Downtown Police Substation and Alert System, presented by Police Chief Todd Dodge.
- 7a. Questions from the Council for Mayor – At the time of posting there were no questions reasonably anticipated by the Chair.
8. Communications from other City Employees as needed, by invitation
 - Planning Director Eric Twarog & Conservation Commission Vice Chair Travis Drury – Provide any information and/or answer questions regarding the proposed zoning amendment for Section 39: Open Space/Cluster Development.
- 8a. Questions from the Council for Invited City Employees – At the time of posting there were no questions reasonably anticipated by the Chair.
9. Public Comment

10. Public Hearing(s) and Second Reading(s): None
11. Motions, Orders, and Resolutions
 - I. Filling At - Large Councilor vacancy due to resignation of Penny Ricketts. **(Pg. 20)**
 - II. Approval of City Election Warrant November 5, 2024 State Election. **(Pg. 21)**
 - III. Proposed Amendment Zoning Ordinance Section 200-39: Open Space/Cluster Developments. **(Pg. 28)**
 - IV. Adoption of MGL Chapter 178 Acts of 2024, Honoring, Empowering, and Recognizing Our Servicemembers and Veterans (HERO) Act. **(Pg. 41)**
 - V. Enter into Executive Session, Reason #1: To discuss the reputation and character, rather than professional competence, of an individual(s), and to discuss complaints brought against, a public officer or individual(s), specifically to discuss the Complaint of Kelly Varner against the Mayor and the Mayor's response to the same. **(Pg. 46)**
12. Presentation of Petitions and Similar Papers – None.
13. Report of Committees - At the time of posting there were no topics reasonably anticipated by the Chair
14. Unfinished Business – At the time of posting there were no topics reasonably anticipated by the Chair
15. Old Business – At the time of posting there were no topics reasonably anticipated by the Chair
16. New Business – At the time of posting there were no topics reasonably anticipated by the Chair.

First Reading **(Pg. 47)**

 - Appropriate \$150,000 from Capital Stabilization Fund for the Purchase and Installation of a Public Safety Data Center (FY25 Capital Request)

Notice of Zoning Amendment proposals **(Pg. 51)**

 - Zoning Amendment Section 200-12: Semi-Residential District (SR); Section 200-40: Multi-Family Dwellings; Section 200-48: Mixed residential/business uses; Section 200-14: Central Commercial District (CC); Section 200-56: Accessory Dwelling Units.
 - Zoning Amendment Section 200-7.18: Accessory Dwelling Units, Subsection C(1), Applicability.
17. Motions for Reconsideration –
18. Adjournment

EXECUTIVE SESSION MAY BE CALLED

**Please note that the list of topics was comprehensive at the time of posting, however, the public body may consider and take action on unforeseen matters not specifically named in this notice. Posted in accordance with M.G.L.c 30A § 18-25.*

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL WAIVE THE RULES OF PROCEDURE, 8 ORDER AND DISPOSITION OF BUSINESS, TO ALLOW THE AGENDA ITEMS TO BE TAKEN OUT OF ORDER.

Majority vote Required.

VOTE:

Explanation of supporting rationale:

State legislators joining a City Council meeting?

August 27, 2024

Cohen, Elena (SEN) <Elena.Cohen@masenate.gov>

to citycouncil@greenfield-ma.gov, Corinne, Rachel

Good morning Kathy,

I hope this finds you well.

I'm reaching out because Senator Comerford and Reps Blais and Whipps are hoping to be able to visit a Greenfield City Council meeting this Fall to hear any questions/concerns from Councilors and to share any updates the Council would be interested in. We imagine this could be anywhere from 30 minutes to an hour depending on what makes sense for the Council.

The October 16 meeting date works for the legislators, if there is time at that meeting for this. We imagine the Council has full agendas, so just let us know the timing that works on your end and we will do our best to be flexible around their schedules.

Warmly,
Elena

Elena Cohen
District Director
Office of Senator Jo Comerford
Hampshire, Franklin, Worcester District

413.367.4656
elena.cohen@masenate.gov
Pronouns: she/her/hers

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Tammy Marciel
Committee Chairs?

Kathy Scott
to Elena, citycouncil@greenfield-ma.gov, Corinne, Rachel

Elena, we have forwarded your email to council leadership and will reply to you as soon as possible. Kathy

Kathryn J. Scott, CMC
Greenfield City Clerk,
City Council Clerk, Justice of the Peace, Records Access Officer
14 Court Square
Greenfield MA 01301
(413) 772-1555

kathy.scott@greenfield-ma.gov
greenfield-ma.gov

Cohen, Elena (SEN) <Elena.Cohen@masenate.gov>

to Kathy, citycouncil@greenfield-ma.gov, Corinne, Rachel

Thanks very much, Kathy! We'll stay tuned.

Best,
Elena

Elena Cohen
District Director
Office of Senator Jo Comerford
Hampshire, Franklin, Worcester District

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Pronouns: she/her/hers

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From: Kathy Scott <kathy.scott@greenfield-ma.gov>
Sent: Tuesday, August 27, 2024 11:10 AM
To: Cohen, Elena (SEN) <Elena.Cohen@masenate.gov>
Cc: citycouncil@greenfield-ma.gov <citycouncil@greenfield-ma.gov>; Coryat, Corinne (HOU) <Corinne.Coryat@mahouse.gov>; McMahon, Rachel (HOU) <Rachel.McMahon@mahouse.gov>
Subject: Re: State legislators joining a City Council meeting?

Councilor Bottomley

to me

Yes, please.

Thanks!

Councilor Garrett

to me, Councilor, Councilor, Kathy, Quinn

Afternoon folks,

Please feel free to edit or summarize these for brevity. Happy to discuss any of these and whether they should be sent off to the state or not.

1. Why was an estate tax cut made for those with properties worth up to two million? Same question but for short-term capital gains also receiving a cut. In addition do you support the "single sales factor apportionment" even though it excludes small businesses that only sell to customers in Massachusetts? Is it your view that these regressive tax policies are made up for by the genuinely progressive provisions also included in the tax cut?

These disproportionately benefit the wealthy and are therefore regressive. This is especially troubling since Massachusetts voters chose a more progressive approach to taxation with the yes vote on the so-called millionaire's tax. To my eyes this appears to go directly against voter intent and also places less wealthy communities like Greenfield in a position where we are effectively subsidizing richer folks out east who own expensive properties or who make a buck gambling on the stock market. Seeing the history of state aid steadily reduced over time via cherry sheets makes this especially troubling. I got this information from [MassBudget](#) for what it's worth.

2. Can you speak to the provisions in the housing bill that make it easier for a city council to vote on zoning changes as long as it removes restrictions on building housing?

Why was that change made? What was the problem before? How did we end up in a housing crisis? What is the role of rental units versus owner-occupied homes in a community? Why did ADUs get a special shout-out? Are they going to all be bought by the Blackrock capitalists of the world so we shouldn't build them at all?

I fully support all of those changes but our community, like many others, has folks who are frightened about them. Any help you can give in basically explaining the benefits of zoning reform would be greatly appreciated. Bonus points if you convince folks that making housing affordable will help with the homelessness crisis.

3. What can we do to improve the chances of the Northern Tier passenger rail service becoming a reality?

This would be lifeblood for your community and make us a true public transportation crossroads. I'm afraid that MassDOT will assume that West-East rail is enough and give up on Western Mass with all the problems the T is having.

4. The [Tufts report](#) on regional transit in Massachusetts shows that the FRTA has about the same funding as Nantucket for bus service in spite of covering the largest land area in the

state of any regional transit authority. This report follows on the conclusions of [another study](#) which provided many recommendations that apparently have not yet been followed.

What can we do to help you fix this situation that leaves the people of our region trapped in a car-dependent lifestyle? Would you support sales taxes in our communities be earmarked in part for the FRTA? Are there any other ideas you have to promote public transit in our region?

Cordially,
John G.

Councilor Golub

to Sheila, me, Councilor, Kathy, Quinn

Hi Tammy,

My sincere apologies for not writing to you sooner. It's been a hectic week, and I was unable to do this until now. I'm hoping you can still send these to our representatives. Can you please let me know?

Here they are:

1. Can you please share what you are doing to prioritize increasing school funding for Greenfield? (And, can please do this in layman's terms? School funding is so complicated, and I really want to be able to understand your answers.)
2. Can you please share any opportunities created by the recent Housing Bond Bill to expand housing that councilors or the city can take advantage of?
3. Can you please share about your work securing funding for alternatives to policing programming and the opportunities that exist for Greenfield to create such a program?

Thank you!
Katherine

--

With gratitude,

Katherine Golub
Precinct One City Councilor
councilor.golub@greenfield-ma.gov

Karin Patenaude

to me

Hi Tammy

Here are the school topics for the City Council meeting Wed. 10/16:

- a. SC Budget Development Calendar
- b. GPS MCAS Accountability.

FYI - Vice Chair Kate Martini and Asst. Supt. Stephen Sullivan will be in attendance this week.

Thank you

Karin

Karin E. Patenaude

Superintendent

Greenfield Public Schools

195 Federal Street, Suite 100

Greenfield, MA 01301

413-772-1326

karpat1@gpsk12.org

Grant expenditures

Ginny Desorgher

to Kathy, me, Quinn, Councilor, Councilor

Kathy

Please add grant expenditures to topics for chairs and ways and means for OCTOBER
Thanks

Ginny

Ginny Desorgher
Mayor of Greenfield
City Hall, 14 Court Square
Greenfield, MA 01301

Tammy Marciel <tammy.marciel@greenfield-ma.gov>

to Ginny, Kathy, Quinn, Councilor, Councilor

Is this something that absolutely, positively, life or death, has to be placed on the October agenda?

If so, please provide explanation for the late submission and why it MUST be addressed this month.

Thank you for your attention to this matter.

Respectfully,

Tammy

--

Tammy L Marciel
Administrative Assistant
City Council
City of Greenfield
413.772.1555 x6163

Kathy Scott

to me, Ginny, Quinn, Councilor, Councilor

Mayor,

As the Council does not generally have any authority over grants would it be possible for you to send a memo to update the council or list this as a topic under Mayor communications on the October Council agenda?

Kathy

Kathryn J. Scott, CMC
Greenfield City Clerk,
City Council Clerk, Justice of the Peace, Records Access Officer
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Ginny Desorgher

to Kathy, me, Quinn, Councilor, Councilor

Yes

--

Kathy Scott

to Ginny, me, Quinn, Councilor, Councilor

Tammy please add to the October Council agenda, under Mayors communication, "Grant expenditures update". Thank you Kathy

Kathryn J. Scott, CMC
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City of
GREENFIELD, MASSACHUSETTS



OFFICE OF THE MAYOR

Virginia “Ginny” Desorgher

Mayor

Town Hall • 14 Court Square • Greenfield, MA 01301

Phone 413-772-1560 • Fax 413-772-1519

Mayor@greenfield-ma.gov • www.greenfield-ma.gov

MEMO

TO: Council President John Bottomley, Council Vice-President Sheila Gilmour

FROM: Mayor Desorgher

CC: Tammy Marciel, Clerk to Council; Kathy Scott, City Clerk, City Councilors

DATE: October 10, 2024

RE: Report on Requested Topics

Below are the topics that Mayor Desorgher will discuss during her City Council briefing:

- Treasurer Update
- Community Events (Vintage Days, Recreation Halloween Celebration, Veterans Day)
- Days Inn Shelter Update

Staff Updates

- DPW Director Marlo Warner will present a report on the Main Street Water Main project and Court Square paving.
- Chief Todd Dodge will present a report on the downtown police substation and alert system.

The Town of Greenfield is an Affirmative Action/Equal Opportunity Employer, a designated Green Community and a recipient of the “Leading by Example” Award

CITY OF GREENFIELD WORKING GRANTS LIST 2024

CITY CLERK

| Grants Received | Award | | | Project Title |
|--------------------------------|-----------------|--|--|---------------|
| Center for Tech and Civic Life | \$20,000 | | | |
| TOTAL | \$20,000 | | | |
| Pending | Request | | | |
| None at this time | | | | |

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

| Grants Received (ACTIVE) | Award | Expenditures | Remaining | Project Timeline |
|--|-----------------------------------|--------------|-------------|---------------------------|
| 22-23 CDBG | \$1,650,000 | \$810,074 | \$839,926 | Ending 6/30/2023 |
| 24 CDBG | \$925,000 | | \$925,000 | Ending 6/30/2024 |
| Community Preservation Act – FY24 State Matching | \$48,243 | | \$48,243 | Annual CPC Cycle |
| Community Space Public Wi-Fi Grant | \$20,800 | \$5,440 | \$15,360 | |
| Crossroads Cultural District - FY23 Recovery Grant | \$5,500 | \$4,879 | \$621 | |
| EOHLC Community Planning Grant | \$43,000 | \$38,500 | \$4,500 | Ending 12/31/2023 |
| Local Cultural Council FY25 | \$20,200 | | \$20,200 | Awards to artists 2024 |
| MBI Municipal Digital Equity Implementation Grant | \$80,679.60 | | \$80,679.60 | Ending Fall 2025 |
| REDO #2 - storefront upgrades | \$71,250 | \$69,932 | \$1,318 | |
| REDO #3 - storefront upgrades | \$23,750 | \$16,106 | \$7,644 | |
| Mass Housing Partnership – Complete Neighborhoods* | Technical Assistance | | | Ending 12/31/2023 |
| MassDevelopment - Site Readiness - I-91 Industrial Park Expansion-ongoing * | Consulting Services: \$250,000 | \$146,346 | \$103,654 | Ending 12/31/2023 |
| *state grants that award consultants from a pool created by the funding agency; dollars do not flow through the City | | | | |

| | | | | |
|---|-------------------------------|--|--|-------------------------|
| | \$2,888,423 | | | |
| TOTAL | \$250,000+ Consultants | | | |
| Pending | Request | | | |
| T-Mobile Hometown Grant | \$50,000 | | | |
| Mass OneStop - HousingWorks | \$2,650,945 | | | |
| Mass OneStop - MDI (Fairgrounds Economic Impact)* | \$25,000 | | | |
| Mass OneStop - MDI (Gateway Wayfinding)* | \$25,000 | | | |
| FY '25 Municipal Grant Application - Planning (w/DPW) | \$45,000 | | | |
| Crossroads Cultural District - FY25 | \$15,000 | | | |
| COUNCIL ON AGING (SENIOR CENTER) | | | | |
| Grants Received | Award | | | Project Timeline |
| EOEA Grant: Enhancing Digital Literacy for Older Adults | \$99,773 | | | 09/11/23 to 02/23/24 |
| MA Executive Office of Elder Affairs (EOEA), Formula Grant (FY23), annual amount changes based on census and state budget COA line item 9110-9002 | \$48,840 | | | |
| TOTAL | \$148,613 | | | |
| Pending | Request | | | |
| None at this time | | | | |
| ENERGY and SUSTAINABILITY | | | | |
| Grants Received | Award | | | Project Timeline |
| FY22 Green Communities Grant – WWTP HVAC replacement, 2 electric vehicles, EV charging station | \$100,302 | | | |
| TOTAL | \$100,302 | | | |
| Pending | Request | | | |
| None at this time | | | | |
| EXECUTIVE OFFICE | | | | |
| Grants Received | Award | | | Project Timeline |
| American Rescue Plan Act (ARPA) – Two outlays, totally | \$5,158,534 | | | |

| | | | |
|--|--------------------|--|--|
| \$5,158,534 | | | |
| Massachusetts Executive for Administration and Finance – Development of a Diversity, Equity, and Inclusion Plan | \$35,000 | | |
| Massachusetts Executive for Administration and Finance – Development of Wage and Classification Plan | \$50,000 | | |
| TOTAL | \$5,243,534 | | |
| Pending | Request | | |
| None at this time | | | |

FIRE AND EMERGENCY MANAGEMENT DEPARTMENT

| Grants Received | Award | | Project Timeline |
|---|--------------------|--|-------------------------|
| Emergency Rural Health Care Grant Program, Track One: Recovery Grant: outbuilding and garage; emergency generator; audiovisual equipment | \$987,000 | | |
| FY'21 FEMA, Assistance to Firefighters Grants - SCBA Fill Station for new Fire Station | \$70,000 | | |
| FY'22 Firefighter Safety Equipment | \$19,000 | | |
| FY'22 AED Grant | \$2,500 | | |
| TOTAL | \$1,078,500 | | |
| Pending | Request | | |
| FY '24 SAFE Grant | \$5,693.93 | | |
| FY'24 Senior SAFE Grant | \$2,400 | | |
| AARP Flagship Challenge Grant (Joint Grant Filed through LifePath) | \$25,342 | | |

GCET

| Grants Received | Award | | Project Timeline |
|---|------------------------|--|-------------------------|
| Community Development Block Grant (CDBG) | Low/Mod Infrastructure | | |
| TOTAL | \$0 | | |
| Pending | Request | | |
| Residential Retrofit RFP (for the Weldon) | \$499,519.40 | | |
| Broadband Infrastructure Gap | \$758,734 | | |

| HEALTH DEPARTMENT | | | | |
|--|--------------------|--|--|-------------------------|
| Grants Received | Award | | | Project Timeline |
| MA Department of Public Health, Public Health Excellence Grant Program for Shared Services – Cross-jurisdictional shared-services with Greenfield, Montague, Deerfield, Sunderland, Leverett, & Shutesbury | \$487,246.76 | | | FY'25, level fu FY'2 |
| COVID-19 Contact Tracing Grant | \$50,000 | | | FY'2 |
| TOTAL | \$537,247 | | | |
| Pending | Request | | | |
| None at this time | | | | |
| LIBRARY | | | | |
| Grants Received | Award | | | Project Timeline |
| ALSC/Candlewick Press Light the Way Grant from the Association of Library Services for Children (ALSC), a subgroup of the American Library Association | \$3,000 | | | |
| Massachusetts Board of Library Commissioners (MBLC): \$9,378,183 for public library construction project; \$328,236 (maximum) "Green Library Incentive" awarded upon receiving LEED certification | \$1,875,637 | | | FY 2 |
| TOTAL | \$1,878,637 | | | |
| Pending | Request | | | |
| | | | | |
| | | | | |
| PARKS & RECREATION DEPARTMENT | | | | |
| Grants Received | Award | | | Project Timeline |
| Crossroads Cultural District MCC | \$2,500 | | | |
| GLCC | \$750 | | | |
| TOTAL | \$3,250 | | | |
| Pending | Request | | | |
| | | | | |

| PLANNING & DEVELOPMENT DEPARTMENT | | | | |
|--|----------------------|--|--|------------------|
| Grants Received | Award | | | Project Timeline |
| Municipal Vulnerability Preparedness (MVP) Action Grant/Implementation: Millers Meadow Planting Project | \$37,830 | | | |
| Massachusetts Survey and Planning Grant | \$20,000 | | | Completion, Fall |
| TOTAL | \$57,830 | | | |
| Pending | Request | | | |
| None at this time | | | | |
| POLICE DEPARTMENT | | | | |
| Grants Received | Award | | | Project Timeline |
| Mass. Exec. Office of Public Safety and Security, J. Byrne Memorial Justice Assistance Grant (JAG) program for Technology Upgrades | \$49,342 | | | |
| Crisis Intervention Team grant | \$100,000 | | | |
| Co-Response grant | \$200,000 | | | |
| DOJ Community Oriented Policing Services (COPS) Grant - \$375,000 over 3 years for the salary of three officers | \$375,000 | | | |
| Dispatch Training Grant | \$16,081.42 | | | |
| TOTAL | \$740,423.42 | | | |
| Pending | Request | | | |
| | | | | |
| | | | | |
| PUBLIC WORKS DEPARTMENT | | | | |
| Grants Received | Award | | | Project Timeline |
| Building Resilient Infrastructure and Communities Direct Technical Assistance (BRIC DTA) | Technical Assistance | | | FY24 |
| EPA Solid Waste Infrastructure for Recycling Infrastructure (SWIFR) Grant: Automated, Single-Stream Collection Program | \$2,055,330 | | | 03/01/24 to |
| Lead Service Line Planning Grant awarded 5/23; this is a straight grant, no in-kind services or cash match | \$200,000 | | | |

| | | | | |
|---|------------------------|--|--|-------------------------|
| Mass Department of Environmental Protection Agency (DEP) Asset Management Grant. Project in progress | \$87,634 | | | |
| Ch 90 local aid road funding (annual), FY 2024 | \$631,445 | | | |
| TOTAL | \$2,974,409.00 | | | |
| Pending | Request | | | |
| Interior & Environment Community Project Fund (Congressman McGovern) | \$9,250,000 | | | |
| EEA, Division of Conservation Services, Cool Corridors Grant Program | \$117,903 | | | |
| TECHNOLOGY DEPARTMENT | | | | |
| Grants Received | Award | | | Project Timeline |
| None at this time | | | | |
| Pending | Request | | | |
| None at this time | | | | |
| TOTAL (without Greenfield Public Schools) * Plus consultant technical assistance & internet infrastructure funding | | | | |
| | \$15,671,167.78 | | | |
| SCHOOLS | | | | |
| Grants Received | Award | | | Project Timeline |
| Title I (305) FY 22 - grant ends 8/31/2023 - balance remaining \$ 85,044 | \$564,477 | | | |
| Title IIA, Teacher Quality FY22 | \$70,674 | | | |
| SPED IDEA (240) FY22 | \$591,345 | | | |
| SPED (262) FY22 | \$22,328 | | | |
| Title IV (309) FY22 | \$39,170 | | | |
| Homeless Children & Youth FY22 | \$6,655 | | | |
| ESSER II (115) FY22 -grant ends 9/30/2023 - balance remaining \$919,388 | \$1,832,223 | | | |
| ESSER III (119) FY22 - grant ends 9/30/2024 - balance remaining \$2,912,587 | \$4,095,336 | | | |

| | | | |
|--|------------------------|--|--|
| American Rescue Plan IDEA | \$105,874 | | |
| American Rescue Plan IDEA E | \$9,860 | | |
| Homeless Children & Youth | \$19,709 | | |
| Title I FY23 - grant ends 8/31/2024 - balance remaining \$264,393 | \$699,971 | | |
| Title IIA, Teacher Quality FY23 - grant ends 8/31/2024 - balance remaining \$0 | \$80,745 | | |
| SPED IDEA (240) FY23 | \$588,434 | | |
| SPED (262) FY23 | \$22,974 | | |
| Title IV (309) FY 23 - grant ends 8/31/2024 - balance remaining \$35,046 | \$40,390 | | |
| McKinney-Vento Homeless G FY23 | \$10,000 | | |
| Targeted Assistance Grant FY23 - grant ends 6/30/2023 - balance remaining \$50,000 | \$50,000 | | |
| Comprehensive School Health-FY23 | \$30,000 | | |
| Civics Teaching & Learning FY23 | \$17,000 | | |
| End Student Hunger FY23 | \$500 | | |
| Food Security Infrastructure FY23 | \$146,332 | | |
| Improve Ventilation & Air Quality FY23 | \$334,932 | | |
| SCHOOL TOTAL | \$9,378,929 | | |
| GRAND TOTAL | \$25,050,096.78 | | |

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council,
Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-11, APPROVES THE APPOINTMENT OF _____ TO FILL THE AT-LARGE CITY COUNCIL SEAT, VACATED BY PENNY RICKETTS, UNTIL DECEMBER 31, 2025.

2/3 Vote Required (9)

VOTE:

Explanation of supporting rationale:

SECTION 2-11: FILLING OF VACANCIES

If a vacancy should occur in the Office of Precinct Councilor or Councilor at-large, within ninety (90) days prior to the next Annual City Election, it shall remain vacant until that election. Otherwise, the Council President with the advice of the committee chairs may fill that seat by appointing a person residing in that precinct (not applicable for those elected at-large) for which a vacancy exists, subject to a two-thirds vote of the Councilors present, to serve until the next Annual City Election, at which time a person shall be elected to fill the unexpired term.

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT IT BE ORDERED, THE GREENFIELD CITY COUNCIL HEREBY APPROVES THE ATTACHED STATE ELECTION WARRANT FOR NOVEMBER 5, 2024, AND FURTHER AUTHORIZES THE CITY COUNCIL PRESIDENT TO SIGN SAID WARRANT ON BEHALF OF THE CITY COUNCIL.

Majority Vote Required.

VOTE:

Explanation of supporting rationale:

**COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH**

WARRANT FOR STATE ELECTION

Franklin, SS

To the Constables of the City of Greenfield,

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city who are qualified to vote in Primaries to vote at:

| | |
|------------------------|---|
| Precincts 1 - 9 | Greenfield High School, Gymnasium 21 Barr Avenue |
|------------------------|---|

on **TUESDAY, THE FIFTH DAY OF NOVEMBER, 2024**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Primaries for the candidates of political parties for the following offices:

| | |
|--|--|
| ELECTORS OF PRESIDENT AND VICE PRESIDENT | FOR THESE UNITED STATES |
| SENATOR IN CONGRESS | FOR THIS COMMONWEALTH |
| REPRESENTATIVE IN CONGRESS | SECOND DISTRICT |
| COUNCILLOR | EIGHTH DISTRICT |
| SENATOR IN GENERAL COURT | HAMPSHIRE, FRANKLIN & WORCESTER DISTRICT |
| REPRESENTATIVE IN GENERAL COURT | FIRST FRANKLIN DISTRICT (Precincts 5-8) & SECOND FRANKLIN DISTRICT (Precincts 1-4 &9) |
| CLERK OF COURTS | FRANKLIN COUNTY |
| REGISTER OF DEEDS | FRANKLIN DISTRICT |
| COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE | FRANKLIN COUNTY |

QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

This proposed law would specify that the State auditor has the authority to audit the legislature.

A YES VOTE would specify that the State auditor has the authority to audit the legislature.

A NO VOTE would make no change in the law relative to the State Auditor’s authority.

QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

This proposed law would eliminate the requirement that a student pass the Massachusetts Comprehensive Assessment System (MCAS) tests (or other statewide or district-wide assessments) in mathematics, science and technology, and English in order to receive a high school diploma. Instead, in order for a student to receive a high school diploma, the proposed law would require the student to complete coursework certified by the student’s district as demonstrating mastery of the competencies contained in the state academic standards in mathematics, science and technology, and English, as well as any additional areas determined by the Board of Elementary and Secondary Education.

A YES VOTE would eliminate the requirement that students pass the Massachusetts Comprehensive Assessment System (MCAS) in order to graduate high school but still require students to complete coursework that meets state standards.

A NO VOTE would make no change in the law relative to the requirement that a student pass the MCAS in order to graduate high school.

QUESTION 3: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

The proposed law would provide Transportation Network Drivers (“Drivers”) with the right to form unions (“Driver Organizations”) to collectively bargain with Transportation Network Companies (“Companies”)-which are companies that use a digital network to connect riders to drivers for pre-arranged transportation-to create negotiated recommendations concerning wages, benefits and terms and conditions of work. Drivers would not be required to engage in any union activities. Companies would be allowed to form multi-Company associations to represent them when negotiating with Driver Organizations. The state would supervise the labor activities permitted by the proposed law and would have responsibility for approving or disapproving the negotiated recommendations. The proposed law would define certain activities by a Company or a Driver Organization to be unfair work practices. The proposed law would establish a hearing process for the state Employment Relations Board (“Board”) to follow when a Company or Driver Organization is charged with an unfair work practice. The proposed law would permit the Board to take action, including awarding compensation to adversely affected Drivers, if it found that an unfair work practice had been committed. The proposed law would provide for an appeal of a Board decision to the state Appeals Court. This

proposed law also would establish a procedure for determining which Drivers are Active Drivers, meaning that they completed more than the median number of rides in the previous six months. The proposed law would establish procedures for the Board to determine that a Driver Organization has signed authorizations from at least five percent of Active Drivers, entitling the Driver Organization to a list of Active Drivers; to designate a Driver Organization as the exclusive bargaining representative for all Drivers based on signed authorizations from at least twenty-five percent of Active Drivers; to resolve disputes over exclusive bargaining status, including through elections; and to decertify a Driver Organization from exclusive bargaining status. A Driver Organization that has been designated the exclusive bargaining representative would have the exclusive right to represent the Drivers and to receive voluntary membership dues deductions. Once the Board determined that a Driver Organization was the exclusive bargaining representative for all Drivers, the Companies would be required to bargain with that Driver Organization concerning wages, benefits and terms and conditions of work. Once the Driver Organization and Companies reached agreement on wages, benefits, and the terms and conditions of work, that agreement would be voted upon by all Drivers who has completed at least 100 trips the previous quarter. If approved by a majority of votes cast, the recommendations would be submitted to the state Secretary of Labor for approval and if approved, would be effective for three years. The proposed law would establish procedures for the mediation and arbitration if the Driver Organization and Companies failed to reach agreement within a certain period of time. An arbitrator would consider factors set forth in the proposed law, including whether the wages of Drivers would be enough so that Drivers would not need to rely upon any public benefits. The proposed law also sets out procedures for the Secretary of Labor's review and approval of recommendations negotiated by a Driver Organization and the Companies and for judicial review of the Secretary's decision. The proposed law states that neither its provisions, an agreement nor a determination by the Secretary would be able to lessen labor standards established by other laws. If there were any conflict between the proposed law and existing Massachusetts labor relations law, the proposed law would prevail. The Board would make rules and regulations as appropriate to effectuate the proposed law. The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect.

A YES VOTE would provide transportation network drivers the option to form unions to collectively bargain with transportation network companies regarding wages, benefits, and terms and conditions of work

A NO VOTE would make no change in the law relative to the ability of transportation network drivers to form unions.

QUESTION 4: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

This proposed law would allow persons aged 21 and older to grow, possess, and use certain natural psychedelic substances in certain circumstances. The psychedelic substances allowed would be two substances found in mushrooms (psilocybin and psilocyn) and three substances found in plants (dimethyltryptamine, mescaline, and ibogaine). These substances could be purchased at an approved location for use under the supervision of a licensed facilitator. This proposed law would otherwise prohibit any retail sale of natural psychedelic substances. This proposed law would also provide for the regulation and taxation of these psychedelic substances. This proposed law would license and regulate facilities offering supervised use of these psychedelic substances and provide for the taxation of proceeds from those facilities' sales of psychedelic substances. It would also allow persons aged 21 and older to grow these psychedelic substances in a 12-foot by 12-foot area at their home and use these psychedelic substances at their home. This proposed law would authorize persons aged 21 or older to possess up to one gram of psilocybin, one gram of psilocyn, one gram of dimethyltryptamine, 18 grams of mescaline, and 30 grams of ibogaine ("personal use amount"), in addition to whatever they might grow at their home, and to give away up to the personal use amount to a person aged 21 or over. This proposed law would create a Natural Psychedelic Substances Commission of five members appointed by the Governor, Attorney General, and Treasurer which would administer the law governing the use and distribution of these psychedelic substances. The Commission would adopt regulations governing licensing qualifications, security, recordkeeping, education and training, health and safety requirements, testing, and age verification. This proposed law would also create a Natural Psychedelic Substances Advisory Board of 20 members appointed by the Governor, Attorney General, and Treasurer which would study and make recommendations to the Commission on the regulation and taxation of these psychedelic substances. This proposed law would allow cities and towns to reasonably restrict the time, place, and manner of the operation of licensed facilities offering psychedelic substances, but cities and towns could not ban those facilities or their provision of these substances. The proceeds of sales of psychedelic substances at licensed facilities would be subject to the state sales tax and an additional excise tax of 15 percent. In addition, a city or town could impose a separate tax of up to two percent. Revenue received from the additional state excise tax, license application fees, and civil penalties for violations of this proposed law would be deposited in a Natural Psychedelic Substances Regulation Fund and would be used, subject to appropriation, for administration of this proposed law. Using the psychedelic substances as permitted by this proposed law could not be a basis to deny a person medical care or public assistance, impose discipline by a professional licensing board, or enter adverse orders in child custody cases absent clear and convincing evidence that the activities created an unreasonable danger to the safety of a minor child. This proposed law would not affect existing laws regarding the operation of motor vehicles while under the influence, or the ability of employers to enforce workplace policies restricting the consumption of these psychedelic substances by employees. This proposed law would allow property owners to prohibit the use, display, growing, processing, or sale of these psychedelic substances on their premises. State and local governments could

continue to restrict the possession and use of these psychedelic substances in public buildings or at schools. This proposed law would take effect on December 15, 2024.

A YES VOTE would allow persons over age 21 to use certain natural psychedelic substances under licensed supervision and to grow and possess limited quantities of those substances in their home and would create a commission to regulate those substances.

A NO VOTE would make no change in the law regarding natural psychedelic substances.

QUESTION 5: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

The proposed law would gradually increase the minimum hourly wage an employer must pay a tipped worker, over the course of five years, on the following schedule:

- To 64% of the state minimum wage on January 1, 2025;
- To 73% of the state minimum wage on January 1, 2026;
- To 82% of the state minimum wage on January 1, 2027;
- To 91% of the state minimum wage on January 1, 2028; and
- To 100% of the state minimum wage on January 1, 2029

The proposed law would require employers to continue to pay tipped workers the difference between the state minimum wage and the total amount a tipped worker receives in hourly wages plus tips through the end of 2028. The proposed law would also permit employers to calculate this difference over the entire weekly or bi-weekly payroll period. The requirement to pay this difference would cease when the required hourly wage for tipped workers would become 100% of the state minimum wage on January 1, 2029.

Under the proposed law, if an employer pays its workers an hourly wage that is at least the state minimum wage, the employer would be permitted to administer a “tip pool” that combines all the tips given by customers to tipped workers and distributes them among all the workers, including non-tipped workers.

A YES VOTE would increase the minimum hourly wage an employer must pay a tipped worker to the full state minimum wage implemented over five years, at which point employers could pool all tips and distribute them to all non-management workers.

A NO VOTE would make no change in the law governing tip pooling or the minimum wage for tipped workers.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 16TH day of October, 2024.

John Bottomley,
City Council President
A true copy,
Attest:

Kathryn J. Scott, CMC
Greenfield City Clerk

Date of Posting

Constable

Warrant must be posted by **October 29, 2024**, (at least *seven days prior* to the **November 5, 2024** State Election)

CITY COUNCIL ORDER

City of GREENFIELD

MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE CITY COUNCIL OF GREENFIELD AMEND THE ZONING ORDINANCE, CHAPTER 200, SECTION 39: OPEN SPACE/CLUSTER DEVELOPMENTS, BY ADDING LANGUAGE IN BOLD AND BY DELETING LANGUAGE IN STRIKETHROUGH AS FOLLOWS IN ATTACHED EXHIBIT A:

AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Simple Majority Vote required*

Vote:

Explanation of supporting rationale:

*** Section 5: Adoption or change of zoning ordinances or by-laws; procedure**

Except as provided herein, no zoning ordinance or by-law or amendment thereto shall be adopted or changed except by a two-thirds vote of all the members of the town council, or of the city council where there is a commission form of government or a single branch, or of each branch where there are 2 branches, or by a two-thirds vote of a town meeting; provided, however, that the following shall be adopted by a vote of a simple majority of all members of the town council or of the city council where there is a commission form of government or a single branch or of each branch where there are 2 branches or by a vote of a simple majority of town meeting:

(1) an amendment to a zoning ordinance or by-law to allow any of the following as of right: (a) multifamily housing or mixed-use development in an eligible location; (b) accessory dwelling units, whether within the principal dwelling or a detached structure on the same lot; or (c) open-space residential development;

(2) an amendment to a zoning ordinance or by-law to allow by special permit: (a) multi-family housing or mixed-use development in an eligible location; (b) an increase in the permissible density of population or intensity of a particular use in a proposed multi-family or mixed use development pursuant to section 9; (c) accessory dwelling units in a

detached structure on the same lot; or (d) a diminution in the amount of parking required for residential or mixed-use development pursuant to section 9;

(3) zoning ordinances or by-laws or amendments thereto that: (a) provide for TDR zoning or natural resource protection zoning in instances where the adoption of such zoning promotes concentration of development in areas that the municipality deems most appropriate for such development, but will not result in a diminution in the maximum number of housing units that could be developed within the municipality; or (b) modify regulations concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, parking and building coverage requirements to allow for additional housing units beyond what would otherwise be permitted under the existing zoning ordinance or by-law; and

(4) the adoption of a smart growth zoning district or starter home zoning district in accordance with section 3 of chapter 40R.

Any amendment that requires a simple majority vote shall not be combined with an amendment that requires a two-thirds majority vote.

PROPOSED ZONING AMENDMENTS TO THE GREENFIELD ORDINANCE
August 2, 2024, September 9, 2024

Note: Text with a ~~strike through~~ is text to be deleted, *black bold italic* text is newly proposed text.

~ 200-39. Open space/cluster developments.

- A. Description. An open space/cluster development shall mean a residential development in which the buildings are clustered together into one (1) or more groups on reduced lot sizes with the remaining land permanently ~~protected-undeveloped~~.
- B. Purpose. The purpose of open space/cluster development is to allow for a flexible design in residential development of single-family, two-family, and multifamily housing. The intention is to:
- (1) Promote a more efficient use of land in harmony with its natural features;
 - (2) Encourage a less sprawling form of development that consumes less open land;
 - (3) Encourage the permanent preservation of open space, agricultural lands and other natural resources;
 - (4) Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner;
 - (5) Promote diverse housing at a variety of costs.
- C. Open Space/cluster developments are allowed in the Urban Residential (RA), Suburban Residential (RB), and Rural Residential (RC) zoning districts subject to site plan review by the Planning Board with the following regulations and conditions.
- D. Procedures.
- (1) Preapplication review. To promote communication and avoid misunderstanding, applicants are strongly encouraged to submit preliminary materials for informal review by the Planning Board prior to formal application.
 - (2) Application.
 - (a) Applicants for an open space/cluster development shall submit to the Planning Board twelve (12) copies of an application and twelve (12) prints of the development plan, with one set being reduced to 11" x 17". If the land on the plan involves more than one (1) ownership, each owner of land included on the plan shall be a party to the application and, upon plan approval, subject to its provisions for any land shown on the plan as part of the open space/cluster development.

(b) The Planning Board approval of a cluster development site plan hereunder shall not substitute for compliance with the Subdivision Control Act¹ nor oblige the Planning Board to approve a related definitive plan for subdivision, nor reduce any time periods for Planning Board consideration under that law. However, in order to facilitate processing, the Planning Board may, insofar as practical under law, adopt regulations establishing procedures for submission of a combined development plan and application which shall satisfy this section and the Board's regulations under the Subdivision Control Act.

(3) Submittal requirements. The development plan shall be prepared by a registered professional civil engineer, a registered land surveyor or *registered landscape architect*—~~other qualified professional~~ at a scale of one (1) inch equals forty (40) feet and shall be on standard twenty-four (24) by thirty-six (36) inch sheets prepared, at a minimum, in accordance with the Site Plan Review Section, ~ 200-8.4, of this ordinance and the requirements for a preliminary subdivision plan under the Greenfield Subdivision Regulations.² The plan shall also include the following information:

(a) Identification of existing vegetative cover, natural resources, topography and land uses, including the boundaries of all wetlands on the site as determined by the Greenfield Conservation Commission;

(b) Existing structures, *public water lines, private wells, sewer systems, water systems, and septic systems, and telecommunications infrastructure and other utilities* ~~wells, septic systems, sewer lines, water lines, utilities, and drainage;~~

(c) Soil types, based on the Soil Conservation Service Soil Survey and on-site soil boring logs, approximate depth to groundwater, location and results of percolation tests and other subsurface tests;

(d) Proposed uses of land and buildings;

(e) The location and dimension of all proposed lots;

(f) Proposed lot lines, streets, parking areas, walkways, drainage and utilities, existing and proposed easements;

(g) The general location and description of proposed public water lines, private wells, sewer systems, water systems, ~~and~~ septic systems, *connections for fire hydrants, and telecommunications infrastructure and other utilities;*

(h) The location, size and description of proposed common open space, parks, and other community or recreational uses. The proposed use of the open space shall be specified in the application. If several uses are proposed, the plans shall specify what uses will occur in what areas. The Planning Board shall have the authority to approve or disapprove particular uses proposed for the open space.

(i) A proposed landscaping plan and grading plan;

¹Editor's Note: See MGL c. 41, ~ 81K et seq.

²Editor's Note: See Ch. 880, Subdivision of Land.

(j) The location, number, and types of residential dwelling units.

(4) Additional submittal requirements:

~~(a) The number of dwelling units and lots which could be constructed under this ordinance by means of a conventional development plan without open space/cluster approval;~~

(ab) Proposed design features to integrate the development into the existing landscape, the surrounding neighborhoods, and enhance aesthetic assets;

(be) Pre- and post-development runoff calculations;

(ce) If phasing of the development is proposed, a phasing schedule indicating which portions of the development including buildings, dwelling units, infrastructure, etc., to be constructed during each phase;

(de) Materials indicating the landowner's interest in the land to be developed, the form of organization proposed to own and maintain the common land and the substance of covenants and grants of easements to be imposed upon the use of land and structures;

(ef) If necessary to determine compliance with the requirements or intent of this provision, the Planning Board may require further engineering or environmental analysis to be prepared at the expense of the applicant.

(5) Review by other boards. Within ten (10) days of receiving the application and development plan, the Planning Board shall transmit one (1) copy of the plan to the Department of Public Works, Fire Department, Inspector of Buildings, Board of Health and Conservation Commission for review and comment. Failure to comment within thirty (30) days shall be deemed as no objection to the development plan.

E. Permitted uses.

~~(1) The permitted uses in an open space/cluster development may include single-family, two-family, and/or multifamily dwellings. In mixed-used developments, multifamily dwelling units shall not exceed thirty percent (30%) of the total number of dwelling units.~~

(2) Multifamily dwellings shall also meet the design requirements for multifamily dwellings, ~ 200-40, of this ordinance.

F. Lots/units.

(1) The maximum initial number of dwelling units permitted in an OSCD shall be calculated by a formula based upon the net acreage of the parcel. This formula takes into account site-specific development limitations that make some land less suitable for development than other land. The factors named below are included for net acreage calculation purposes only and do not convey or imply any regulatory constraints on development that are not contained in other applicable provisions of law, including the City of Greenfield Zoning Ordinance. To determine net acreage, subtract the following from the total (gross acreage of the site):

- (a) *Ten percent (10%) of the acreage of land with slopes of 25% or greater;*
- (b) *Ten percent (10%) of the total acreage of land subject to easements or restrictions prohibiting development, lakes, ponds, vernal pools, 100-year floodplains as most recently delineated by FEMA, Zone I and A around public water supplies, and all wetlands as defined in Chapter 131, Section 40 of the General Laws and any state or local regulations adopted there under, as delineated by an accredited wetlands specialist and approved by the Conservation Commission; and*
- (c) *Ten percent (10%) of the remaining acreage after the areas of A and B are removed to account for subdivision roads and infrastructure;*

(2) *The maximum initial number of allowable dwelling units on the parcel shall be determined by dividing the net acreage determined under section ~ 200-7.1(F1), above, by the minimum lot area requirement of the district under this zoning ordinance. Fractional units of less than .5 shall be rounded down and fractional units of .5 or more shall be rounded up.*

(3) *For parcels located in more than one zoning district, the maximum initial allowable number of dwelling unit for each zoning district shall be computed separately first. These totals shall be added together and then rounded as above. The allowable number of maximum bonus dwelling units for the entire OSCD shall be calculated based upon this combined total number of dwelling units. The permitted location of the dwelling units and Protected Open Space shall be wherever the Planning Board determines best fits the characteristics of the land, based upon the Conservation Analysis and Findings described in Article 2 of the Subdivision Regulations.*

~~(1) — The number of lots/dwelling units shall not exceed that which could be built on the tract in the district under this zoning ordinance. The number of lots/dwelling units shall be computed by subtracting from the total land area any land used for roadways, any lots not buildable in accordance with this ordinance, Title V of the State Sanitary Code (if not connected to municipal sewer), or any other local or state regulation and then dividing by the minimum lot requirement for each type of dwelling unit proposed. Total lots/dwelling units shall be rounded to the nearest whole number.~~

~~(2) — Each lot shall be of a size and shape to provide a building site which shall be in harmony with the natural terrain and other features of the land.~~

~~(3) — Each lot shall have adequate access on a public way or on a private way approved under the Greenfield Subdivision Regulations.³~~

G. Density Bonus.

- (1) *The planning board may award via special permit a density bonus to increase the number of dwelling units beyond what is allowed under ~200-7.1(F) of this Ordinance. The additional number of dwelling units permitted under this section ~200-7.1(G) shall be known as the OSCD's "density bonus." When determining the final total number of bonus dwelling units, fractional units of less than .5 shall be rounded down and fractional units of .5 or more shall be rounded up. The maximum density bonus award is subject to the adequate spacing needed for utilities (see J(2) of this Section).*
- (2) *Bonus density incentives:*

³Editor's Note: See Ch. 880, Subdivision of Land.

| <i>Design Feature</i> | <i>Bonus</i> |
|---|---|
| <i>OSCD protects 10% above the minimum requirement for the District</i> | <i>10%</i> |
| <i>OSCD protects 15% above the minimum requirement for the District</i> | <i>5% for each additional 5% protected</i> |
| <i>OSCD protects 20 or more contiguous acres</i> | <i>10%</i> |
| <i>OSCD protects land contiguous to an already protected area outside the OSCD parcel so as to increase the practical area of working agricultural land, forest, or wildlife habitat in the already protected area by 25%</i> | <i>10%</i> |
| <i>OSCD allocates more than 30% of the allowed lots for two-family, three-family, or multi-family homes</i> | <i>10%</i> |
| <i>OSCD contains units that have a maximum HERS rating of 0 (Net-Zero Energy homes)</i> | <i>10% bonus if 20% or more of the units meet this standard</i> |
| <i>OSCD design orients all homes for future rooftop solar PV installations</i> | <i>5%</i> |
| <i>OSCD design includes the installation of solar PV on all rooftops</i> | <i>10%</i> |
| <i>OSCD contains dwelling units that can be counted towards Greenfield's 10% affordable housing requirement set by Chapter 40B</i> | <i>10% bonus if 20% or more of the units meet this standard</i> |
| <i>OSCD contains dwelling units designated as affordable senior housing (55+)</i> | <i>5% if at least 10% of the units meet this standard</i> |
| <i>All homes in the OSCD include water collection for irrigation</i> | <i>5%</i> |
| <i>OSCD design includes recreational opportunities for the public by providing access to walking trails or other passive forms of recreation</i> | <i>5%</i> |
| <i>OSCD protects mature trees in the development area</i> | <i>5%</i> |

GH. Dimensional requirements.

- (1) The area of the tract to be developed shall be not less than five (5) contiguous acres.
- (2) The minimum lot size per unit may be reduced to no less than the minimum lot area requirement of the Residential A District in ~ 200-5.2. of this ordinance.
- (3) Lot frontage and lot width may be reduced to a minimum of fifty (50) feet in the RA, RB and RC Districts.
- (4) Flag lots which meet the requirements of ~ 200-7.8 of this ordinance shall be permitted.
- (5) The minimum front and rear setback requirements and the open space per lot shall be the same as normally required in the district. The side yard requirements shall be ten (10) feet for single- and two-family dwellings and twenty (20) feet for multifamily structures in all residential districts.

The Planning Board may reduce, by up to one half, the setbacks otherwise listed in the Table of Dimensional Requirements in this ordinance if the Board finds that such reduction will result in better design, improve protection of natural and scenic resources and will otherwise comply with this ordinance.

(6) Further reduction of frontage, lot width, lot size, and setbacks from those set forth in this ordinance may be granted by the Planning Board by special permit if the Board finds that such reduction will result in better design, improve protection of natural and scenic resources and will otherwise comply with this ordinance.

(7) The maximum building height in any open space/cluster development shall be thirty-five (35) feet.

(8) All buildings and accessory structures and uses on a lot which adjoins a lot not within the open space/cluster development shall meet the minimum setback requirements for the district.

HI. Common open space requirements.

(1) All land not devoted to dwellings, accessory uses, roads, or other development shall be set aside as common land for recreation, conservation, or agricultural uses which preserve the land in essentially its natural condition.

(2) Common space shall be equivalent to the total reduction in lot sizes but shall be at least twenty-five percent (25%) of the total land area of the tract in Urban Residential (RA) zones and twenty-five percent (25%) in Suburban Residential (RB) and *fifty percent (50%) in Rural Residential (RC) zones* ~~not including wetlands determined by the Conservation Commission under the Wetlands Protection Act, floodplains, and slopes in excess of twenty-five percent (25%).~~ In no case shall a parcel of common open space be less than one (1) acre in Urban Residential (RA) zones or one and one-quarter (1 1/4) acres in Suburban Residential (RB) or Rural Residential (RC) zones. At least one-half (1/2) of the open space shall be shaped for land uses such as recreation and agriculture. *To the extent possible, the preserved land shall form a contiguous tract.*

(3) Further subdivision of common open space or its use for other than the above listed uses, except for easements for underground utilities and septic systems, shall be prohibited. Structures or buildings accessory to recreation, conservation, or agricultural uses may be erected but shall not exceed five-percent coverage of such common open land.

(4) Such common open space shall be either:

(a) Conveyed to a corporation or trust owned or to be owned by the owners of lots or units within the development. If such a corporation or trust is utilized, ownership thereof shall pass with conveyances of the lots in perpetuity;

(b) Conveyed to a corporation or trust owned or to be owned by the owners of lots or units within the development and to be managed by a nonprofit organization, the principle purpose of which is the conservation or preservation of open space;

(c) Conveyed to the City of Greenfield, at no cost, and accepted by it for a park or open space use. Such conveyance shall be at the option of the City and shall require the approval of the City Council.

(d) Conveyed to a non-profit land trust whose principal purpose is to conserve farmland and/or forestland, subject to the covenant requiring employment of land management practices that will ensure existing agricultural fields and pastures will be mowed or plowed at least once per year. Included with the covenant shall be copies of the lease, for a minimum of five years, with a farmer or operator who will use the land for agricultural purposes.

(5) In any case where such land is not conveyed to the City, a conservation restriction enforceable by the City shall be recorded to ensure that such land shall be kept in an open or natural state and shall not be built for residential use or developed for accessory uses such as parking or roadways. Such restrictions shall further provide for maintenance of the common land in a manner which will ensure its suitability for its function, appearance, cleanliness and proper maintenance of drainage, utilities and the like.

IJ. Improvements.

(1) Roadways, drainage, utilities, sidewalks, and grading shall be designed in accordance with the Greenfield Subdivision Regulations.⁴

(2) All lots shall be served by adequate water and sewage disposal service. The proposed water system shall be either connected to a municipal water system or to an individual water supply approved by the Greenfield Board of Health and the Massachusetts Department of Environmental Protection. The proposed sewage disposal system shall be either municipal sanitary sewer or individual or community septic systems approved by the Board of Health and/or the Massachusetts Department of Environmental Protection.

(3) Shared (community) septic systems shall be built in compliance with regulations for shared systems found in 310 CMR 15.000 (Title V). Septic systems shall be placed in the development to maximize the distance between systems and leaching areas shall be placed within common open areas rather than on individual lots. Individual on-site septic systems shall also be allowed on lots which meet all the standard dimensional requirements in the district and the requirements of Title 5 of the State Environmental Code.

(4) Community septic systems shall only be permitted if a properly recorded ownership and maintenance agreement has been submitted and approved by the Planning Board and, if required, by the Massachusetts Department of Environmental Protection.

(5) There shall be an adequate, safe, and convenient arrangement of pedestrian circulation, facilities, roadways, driveways, and parking.

(6) Each lot shall be of a size and shape to provide a building site which shall be in harmony with the natural terrain and other features of the land.

(7) Each lot shall have adequate access on a public way or on a private way approved under the Greenfield Subdivision Regulations.⁵

⁴Editor's Note: See Ch. 880, Subdivision of Land.

⁵Editor's Note: See Ch. 880, Subdivision of Land.

(8) *The design shall include a planting plan that includes sufficient native trees and plantings to improve the visual character of the development and screen structures from public ways.*

~~J~~**K.** Community association. Ownership and maintenance of common open space, community water and sewage disposal systems, private ways, recreational facilities or any other commonly held property or facility shall be permanently assured through a nonprofit homeowners' or condominium association recorded by a covenant or other agreement in the Franklin County Registry of Deeds. Such agreements shall be submitted with the development plan and shall be subject to approval by the Planning Board and City Council.

(1) Such agreements shall specify ownership of all common land, facilities, etc.; method of maintenance; responsibility for maintenance; compulsory membership in the association as a requirement of ownership of any lot or unit in the development; compulsory assessments for the cost of maintenance and the creation of a lien on the property assessed for failure to pay such assessment; guarantees that the association formed to own and maintain the common land and facilities shall not be dissolved without the consent of the Planning Board; guarantees that the ownership of common open space shall not be transferred without first offering the land to the City of Greenfield; and any other specifications deemed necessary by the Planning Board.

(2) Such agreements shall provide that in the event that the association or any successor organization fails to maintain the common open space or any commonly owned facility in reasonable order and condition in accordance with the development plan, the City may enforce such agreements and may enter onto such land and maintain it in order to preserve the taxable values of the properties within the development and to prevent the common land or facility from becoming a public hazard or nuisance. If the City is required to perform any maintenance or repair work, the members of the association shall pay the cost thereof and the cost, if unpaid, shall become a lien upon their properties until said cost has been paid.

~~K~~**L.** Criteria for approval. Approval of an open space/cluster development shall be granted only if the Planning Board determines that it complies with all pertinent criteria in the Subdivision Regulations and:

(1) The requirements of this open space/cluster development provision have been complied with;

~~(2) The plan is superior to a conventional one in preserving open space for conservation, recreation, or agriculture, in utilizing the natural features of the land, in allowing for more efficient provision of streets, utilities, and other public services, or in providing for affordable housing, and is at least equal in all aspects to a conventional subdivision plan;~~

~~(3) The applicant has shown to the satisfaction of the Planning Board that the potential for groundwater pollution is no greater from the proposed open space/cluster development than would be expected from a conventional development meeting the minimum lot size requirements located on the parcel. The burden of proof shall be on the applicant and the Board may hire professional assistance to certify impacts to groundwater at the expense of the applicant. The Board may impose conditions, including monitoring, to ensure groundwater protection;~~

~~(4) The Planning Board may impose a development phasing schedule in accordance with 200-8.3. of this ordinance.~~

LM. Further requirements upon approval.

- (1) There shall be no ~~increase in density~~; change in street layout, type of use or dwelling, or open space or any other substantial change as determined by the Planning Board to an approved development plan without review and further hearing by the Planning Board unless specified differently as a condition of approval.
- (2) No lot within an approved open space/cluster development may be further subdivided so as to increase the number of lots unless approved as a major amendment, and a notation to this effect shall be shown on any definitive plan of a subdivision based upon this section.
- (3) Prior to development or sale of any lot within an open space/cluster development, all lots to be so developed shall be shown on a plan recorded in the Registry of Deeds or registered with the Land Court, and a covenant or other instrument satisfactory to the Planning Board shall have been executed assuring the open land or recreational use of lands so designated in the development plan and the ownership and maintenance of any communal septic systems or other commonly owned facility.

**Excerpt of amendment made and accepted at the Economic Development Meeting held
October 8, 2024:**

MOTION: On a motion by Councilor Gordon, no audible or visible second was recorded, it was by roll call, 4 yes, 0 no,

VOTED: AMEND SECTION G: DENSITY BONUS, TO ADD A BONUS IN THE DESIGN FEATURE/BONUS COLUMN “OSCD DWELLING UNITS DESIGNED ACCORDING TO PRINCIPALS OF UNIVERSAL DESIGN, SUCH THAT THEY’RE SAFE AND ACCESSIBLE TO PEOPLE LIVING WITH PHYSICAL DISABILITES, INCLUDING SENIORS” AND BONUS OFFERED WOULD BE 10% IF 20% OR MORE OF THE UNITS MEET THIS STANDARD.

G. Density Bonus.

- (1) *The planning board may award via special permit a density bonus to increase the number of dwelling units beyond what is allowed under ~200-39(F) of this Ordinance. The additional number of dwelling units permitted under this section ~200-39(G) shall be known as the OSCD’s “density bonus.” When determining the final total number of bonus dwelling units, fractional units of less than .5 shall be rounded down and fractional units of .5 or more shall be rounded up. The maximum density bonus award is subject to the adequate spacing needed for utilities (see J(2) of this Section).*
- (2) *Bonus density incentives:*

| <i>Design Feature</i> | <i>Bonus</i> |
|---|---|
| <i>OSCD protects 10% above the minimum requirement for the District</i> | <i>10%</i> |
| <i>OSCD protects 15% above the minimum requirement for the District</i> | <i>5% for each additional 5% protected</i> |
| <i>OSCD protects 20 or more contiguous acres</i> | <i>10%</i> |
| <i>OSCD protects land contiguous to an already protected area outside the OSCD parcel so as to increase the practical area of working agricultural land, forest, or wildlife habitat in the already protected area by 25%</i> | <i>10%</i> |
| <i>OSCD allocates more than 30% of the allowed lots for two-family, three-family, or multi-family homes</i> | <i>10%</i> |
| <i>OSCD contains units that have a maximum HERS rating of 0 (Net-Zero Energy homes)</i> | <i>10% bonus if 20% or more of the units meet this standard</i> |
| <i>OSCD design orients all homes for future rooftop solar PV installations</i> | <i>5%</i> |
| <i>OSCD design includes the installation of solar PV on all rooftops</i> | <i>10%</i> |
| <i>OSCD contains dwelling units that can be counted towards Greenfield’s 10% affordable housing requirement set by Chapter 40B</i> | <i>10% bonus if 20% or more of the units meet this standard</i> |
| <i>OSCD contains dwelling units designated as affordable senior housing (55+)</i> | <i>5% if at least 10% of the units meet this standard</i> |
| <i>All homes in the OSCD include water collection for irrigation</i> | <i>5%</i> |

| | |
|--|---|
| <i>OSCD design includes recreational opportunities for the public by providing access to walking trails or other passive forms of recreation</i> | <i>5%</i> |
| <i>OSCD protects mature trees in the development area</i> | <i>5%</i> |
| <i>OSCD Dwelling Units Designed According to Principals of Universal Design, such that they're safe and accessible to people living with physical disabilities, including seniors.</i> | <i>10% bonus if 20% or more of the units meet this standard</i> |

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council

Upon recommendation of the Mayor Desorgher
Move that it be Ordered,
City Council adopt **An Act Honoring, Empowering and Recognizing Our Servicemembers and Veterans (“HERO” Act)**, Chapter 178 of the Acts 2024.

Majority Vote is required (7)

VOTE:

Explanation of supporting rationale:

Information

Section 23 of the HERO Act adds two Clauses - 22I and 22J to General Laws Chapter 59, Section 5 to increase the amount of the tax exemption granted to veterans on their domiciles annually.

Clause 22I adds a cost-of-living adjustment (COLA) determined by the Dept of Revenue (DOR) based on the consumer price index (CPI), and

Clause 22J provides an additional exemption up to 100% of the amount of the tax exemption granted to veterans on their domiciles.

Attachments

1. Memo from Finance Director dated September 24, 2024
2. See Attached DLS Bulletin BUL-2024-5

Virginia “Ginny” Desorgher
Mayor



City Hall
14 Court Square
Greenfield, MA 01301
Phone 413-772-1560 • Fax 413-772-1519
mayor@greenfield-ma.gov
www.greenfield-ma.gov

City of
GREENFIELD, MASSACHUSETTS
OFFICE OF THE MAYOR

MEMO

TO: Greenfield City Council

FROM: Stella Chan, Director of Municipal Finance

DATE: 09/24/2024

CC: Mayor Virginia Desorgher, Randall Austin, Board of Assessors

RE: An Act Honoring, Empowering and Recognizing Our Servicemembers and Veterans (“HERO” Act)

Dear Council President Bottomley;

I am submitting the attached Non-Financial Order requesting City Council adopt the HERO Act.

The HERO Act is a recently passed piece of legislation, Chapter 178 of the Acts 2024, that increases certain property tax exemptions for veterans.

See Attached DLS Bulletin BUL-2024-5.

Respectfully Submitted,

Stella Chan
Municipal Finance Director



Bulletin

BUL-2024-5

RECENT LEGISLATION

TO: Local Officials
 FROM: Kenneth Woodland, Chief, Municipal Finance Law Bureau
 DATE: August 2024
 SUBJECT: An Act Honoring, Empowering and Recognizing Our Servicemembers and Veterans ("HERO" Act) Chapter 178 of the Acts 2024.

To keep you informed of legislative developments, the Division of Local Services ("Division") periodically publishes a **BULLETIN** summarizing new laws that affect municipal budgets and local tax assessment, administration and collection. Each issue usually contains a cumulative summary of session laws enacted to that time and indicates whether the Division has issued any further implementation guidelines. This edition of the **BULLETIN** instead focuses on a recent legislative change affecting municipal finance found in Chapter 178 of the Acts 2024 (hereinafter "Act"), entitled An Act Honoring, Empowering and Recognizing Our Servicemembers and Veterans ("HERO" Act).

These changes provide two new local options that increase certain veteran exemption amounts and changes how to determine eligibility for the motor vehicle exemption for a veteran with a 100% disability rating or is unemployable due to their service-connected disability.

1. Generally, what are the municipal finance related provisions in the "HERO" Act?

Section 23 adds two new veteran property tax exemption clauses, Clauses 22I and 22J, to General Laws, c. 59, §5, which is the statute that establishes local property tax exemptions for individuals and organizations. Additionally, Section 24 changes how eligibility for the motor vehicle exemption for a veteran with a service-connected disability is established under G.L. c. 60A, § 1.

2. When do these provisions go into effect?

As the Act contained a preamble, the Act's effective date is the date it was signed by the Governor – August 8, 2024. However, for exemptions allowed under G.L. c. 59, § 5, the exemption qualifying date is generally July 1. Changes in property tax exemption laws will generally apply prospectively as of the next qualification date after the effective date of the amendments. As such, municipalities will be able to adopt Clauses 22I and 22J, as described herein, for Fiscal Year 2026.

Conversely, the change under G.L. c. 60A, § 1 is effective presently for calendar year 2024 excises.

3. How does a municipality implement these changes?

Clauses 22I and 22J are local options that must be accepted by a city or town to apply in that municipality. Acceptance requires a vote of the legislative body (town meeting, town council or city council) subject to the municipality's charter. G.L. c. 4, § 4. No local action is needed for the change under G.L. c. 60A, § 1 to go into effect.

4. What would be the impact of Clause 22I?

Clause 22I, if accepted, would increase the amount of the tax exemption granted to veterans on their domiciles under Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F annually by a cost-of-living adjustment (COLA) determined by the Department of Revenue (DOR) based on the consumer price index (CPI). This would work like the annual COLA adjustment determined by DOR that is already a local option for certain senior exemption amounts and financial means standards. See G.L. c. 59, § 5, Clauses 17E, 17F and 41D.

For example, if a Clause 22 recipient will receive a \$400 exemption and the community accepts this option, and the CPI increases by 5%, the total exemption amount would increase to \$420.

5. What would be the impact of Clause 22J?

Clause 22J, if accepted, provides an additional exemption up to 100% of the amount of the tax exemption granted to veterans on their domiciles under Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F. This would work like the optional additional exemption that is already a local option under G.L. c. 59, § 5C½ for all persons granted exemptions on their domiciles as veterans, seniors, blind persons, and surviving spouses. Clause 22J will not apply in a year in which the city or town already uses G.L. c. 59, § 5C½ to grant an additional exemption to all persons granted exemptions. It is an option for cities and towns that do not use that general additional exemption to be able to just grant one for persons granted veteran exemptions. As with the general additional exemption, the application of the Clause 22J additional exemption cannot reduce the tax owed below what the taxpayer would owe on 10% of the current assessed valuation of the domicile. However, unlike the general additional exemption, the exemption granted to veterans can result in the taxpayer paying less than the taxes paid in the preceding fiscal year. To implement, the city or town must vote to accept the statute and establish the additional exemption percentage before the July 1 beginning of the fiscal year in which that percentage will first apply. The voted percentage will continue to apply in subsequent years unless and until another percentage is voted before the July 1 beginning of a later fiscal year.

6. How does the change to G.L. c. 60A, § 1 effect the veteran motor vehicle excise process?

This section changes how eligibility for the motor vehicle exemption for a veteran with a service-connected disability is established under G.L. c. 60A, § 1. Currently, the Medical Advisory Board (MAB) within the Registry of Motor Vehicles (RMV) determines that the veteran has the qualifying disability. Under the amendment, eligibility will be based on a disability determination by the U.S. Department of Veteran Affairs (VA), as is the case with other motor vehicle and property tax exemptions available to veterans. Now, a veteran will qualify for a motor vehicle exemption if the VA determines they have a 100% disability rating or deems them unemployable due to their service-connected disability.

7. What is the impact in a community that adopts both Clause 22I and 22J?

Both Clauses would operate together. For example, if a Clause 22 recipient will receive a \$400 exemption and the community accepts Clause 22I, and the CPI increases by 5%, the total exemption amount would increase to \$420. If the community further accepts Clause 22J (or G.L. c. 59, § 5C½) and increases by the maximum 100% the amount of the tax exemption granted to veterans, in this example, the total exemption will increase to \$840.

8. Do any of these provisions effect the state reimbursement?

As Clauses 22I and 22J are local options that must be accepted by a city or town to apply in that municipality, there is no additional state reimbursement for the cost of the additional exemptions.

Conversely, the veteran exemptions granted pursuant to the new provisions in G.L. c. 60A, § 1 will be fully reimbursed by the Commonwealth.

**SAMPLE ACCEPTANCE VOTES
(Consult with municipal counsel)**

ADJUSTED EXEMPTION AMOUNT CLAUSE 22I

VOTED: That the city/town accept General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, _____.

OPTIONAL ADDITIONAL VETERAN EXEMPTION CLAUSE 22J

VOTED: That the city/town accept General Laws Chapter 59, Section 5, Clause 22J, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by [insert percentage increase up to 100% e.g., 50%, 70%, 100%] of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, _____.

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council,
Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL VOTES TO ENTER TO EXECUTIVE SESSION UNDER MGL CHAPTER 30A, SECTION 21 (a)(1): TO DISCUSS THE REPUTATION AND CHARACTER, RATHER THAN PROFESSIONAL COMPETENCE, OF AN INDIVIDUAL(S), AND TO DISCUSS COMPLAINTS BROUGHT AGAINST A PUBLIC OFFICER OR INDIVIDUAL(S).

Majority vote required

VOTE:

Explanation of supporting rationale:

Complaint of Kelly Varner against the Mayor and Mayor's Response to the same.

City Council – First Reading- October 16, 2024

- Appropriate \$150,000 from Capital Stabilization Fund for the Purchase and Installation of a Public Safety Data Center (FY25 Capital Request)

City Council Order
City of Greenfield
MASSACHUSETTS

Councilor : _____
Second by Councilor : _____

The City Council

Upon recommendation of the Mayor Desorgher

To Appropriate the Sum of \$150,000 for the Public Safety Data Center

Move that it be Ordered,

That the sum of \$150,000 be appropriated for purchase and installation of a Public Safety Data Center from the Capital Stabilization Fund.

Majority Vote Required (7)

VOTE:

Explanation of supporting rationale:

Information:

Present balance of the Capital Stabilization Fund is \$1,917,546.

Attached:

Capital Request as submitted to Capital Improvement Committee in October 2023 for FY'25 Capital; quoted amount increased to \$150,000.00 to reflect anticipated increase in cost since last quoted by vendor.

Copy of FY 25 Capital Improvement Program Recommendation

| SECTION 1 | PROJECT TITLE | PRIORITY RANK AND RATIONALE | | |
|---|----------------------------------|-----------------------------|---|--|
| | Public Safety Datacenter Upgrade | 1= HIGHEST | 5= LOWEST | |
| TOTAL ESTIMATED COST | ESTIMATED START DATE | ESTIMATED END DATE | 1 | |
| \$132,000 | 7/1/2024 | 9/1/2024 | Servers have reached being supported | EOL (End of Life) and are no longer |
| SECTION 2 | DESCRIPTION OF CAPITAL ITEM | | | |
| <p>Replace the Public Safety DataCenter's server infrastrure, software and purchase the licensing necessary for the operation of the system. This entails the purchase of the hardware, software necessary to run the hardware, Microsoft Windows software and licensing needed to create the production environment, support contracts for the hardware/software and a service contract to assist and train the IT Department to safely migrate the current environment to the new environment.</p> | | | | |
| JUSTIFICATION, LINK TO MASTER PLAN, DEPT GOALS AND/OR OBJECTIVES | | | | |
| <p>The Public Safety Datacenter houses the City's critical systems that allow the City's Public Safety (Dispatch, Fire and Police) departments to quickly react and respond to emergencies in our City. It is the hub for the integration between our Dispatch center, 911 and the CJIS (Criminal Justice Information Services) systems. It is also the repository for Dispatch and Police records and databases. The server hardware has reached EOL (end of life) and needs to be replaced as it is no longer being supported by the vendor. The replacement datacenter will not need to be upgraded for 7 years.</p> | | | | |
| HISTORY AND CURRENT STATUS; IMPACT IF CANCELLED OR DELAYED | | | | |
| <p>The current datacenter infrastructure was funded by a highly competitive grant that was awarded to Greenfield because the City clearly met the overarching goal of driving innovation and transformation at the local level via investements in Technology. The grant was awarded in May, 2017. Fast forward to today, the datacenter has worked superbly and it has been online without going down once. Of course there have been issues but no catastrophic failures. It has been a great part of the City's infrastructure, but it nows needs to be retired as it has reached EOL. If the project were to be cancelled or delayed the impact could be disastrous for the constituents/public safety staff that are affected by a slow or incorrect response due to slow or non-existing access to critical information. It can literally mean the loss life or property. The systems housed in the datacenter allow for the quick dispatch of first responders and combine thousands of data points so that our public safety staff have the right information available at their fingertips. That is not all the datacenter houses. It is also the repository of Dispatch, Fire and Police records. It houses many other sytems that are necessary to efficiently run our Police and Dispatch department.</p> | | | | |

| SECTION 3 | PROJECT COSTS | | | |
|----------------------------|---------------------|---------------------|---------------------|---------|
| ACTIVITY | YEAR 1 2024-2025 | YEAR 2 2025-2026 | YEAR 3 2026-2027 | TOTAL |
| | 132,000 | | | 132,000 |
| | | | | 0 |
| | | | | 0 |
| | | | | 0 |
| | | | | 0 |
| | | | | 0 |
| | | | | 0 |
| | | | | 0 |
| Total Capital Cost | 132,000 | 0 | 0 | 132,000 |
| Impact on Operating Budget | 0 | 0 | 0 | 0 |
| Total Expenditures | 132,000 | 0 | 0 | 132,000 |

CITY OF GREENFIELD
FY 25 CAPITAL IMPROVEMENT PROGRAM

| PROGRAM/PROJECT | DEP | FY | FD | PRI | SR | Dept | CIC |
|--|-----|-------|----|-----|----|------------------|------------------|
| | | | | | | Request | Recommend |
| Outdoor Recreation Equipment- Swings, Boardwalk, Picnic Tables | 630 | 25 | GF | 2 | C | 50,000 | 50,000 |
| RECREATION TOTAL | | | | | | 535,000 | 100,000 |
| SCHOOLS | | | | | | | |
| FEDERAL STREET SCHOOL | | | | | | | |
| Elevators | 300 | 25 | GF | 1 | B | 1,382,718 | - |
| Elevator - Smaller Repair | 300 | 25 | GF | 1 | FC | 75,000 | 75,000 |
| FEDERAL STREET SCHOOL TOTAL | | | | | | 1,457,718 | 75,000 |
| SCHOOLS TOTAL | | | | | | 1,457,718 | 75,000 |
| TECHNOLOGY | | | | | | | |
| Public Safety Data Center | 155 | 25 | GF | 1 | C | 132,000 | 132,000 |
| TECHNOLOGY TOTAL | | | | | | 132,000 | 132,000 |
| VETERANS | | | | | | | |
| Replace department vehicle | 543 | 25 | GF | 1 | C | 32,000 | 32,000 |
| VETERANS TOTAL | | | | | | 32,000 | 32,000 |
| TOTAL GENERAL FUND | | | | | | 7,600,762 | 5,653,044 |
| ENTERPRISE FUNDS | | | | | | | |
| SEWER FUND | | | | | | | |
| Inflow & Infiltration Repairs | 400 | 25-28 | SF | 1 | RE | 500,000 | 500,000 |
| Replace Backhoe (#185) | 400 | 25 | SF | 1 | RE | 200,000 | 200,000 |
| Reconstruction of DPW Yard (Paving) (1/3 split, general, sewer, water) | 400 | 25 | SF | 1 | RE | 150,000 | 150,000 |
| SEWER FUND TOTAL | | | | | | 850,000 | 850,000 |
| WATER FUND | | | | | | | |
| Replace 4" Water Main on Main Street | 400 | 25 | WF | 1 | RE | 300,000 | 300,000 |
| Rehabilitate DPW Yard (Paving) | 400 | 25 | WF | 1 | RE | 150,000 | 150,000 |

Notice of Zoning Amendment proposals – October 16, 2024

The following zoning amendment proposals have been submitted to the Greenfield City Council for consideration:

- Zoning Amendment Section 200-12: Semi-Residential District (SR); Section 200-40: Multi-Family Dwellings; Section 200-48: Mixed residential/business uses; Section 200-14: Central Commercial District (CC); Section 200-56: Accessory Dwelling Units, submitted September 3, 2024 (updated October 6, 2024), by Councilor John Garrett.
- Zoning Amendment Section 200-7.18: Accessory Dwelling Units, Subsection C(1), Applicability, submitted September 30, 2024, by ten (10) registered Greenfield voters in Accordance with MGL Chapter 40A Section 5(1).

PROPOSED ZONING AMENDMENTS TO THE GREENFIELD ZONING ORDINANCE

October 3, 2024 ~~Amended October 6, 2024~~

Note: Text with a ~~strikethrough~~ is text to be deleted, *black bold italic* text is newly proposed text.

Zoning Amendment #1

Amend Section 200-12. Semi-Residential District (SR) of the Zoning Ordinance to allow multi-family dwellings by right instead of by special permit by adding the following new number under Subsection B, uses permitted:

(13) Multifamily dwelling in accordance with ~ 200-40.

And by striking Subsection C(9) and renumbering the remaining items.

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres. [Amended by Town Council on July 15, 2009]
- (2) Private club or membership organization.
- (3) Greenhouse nursery or farm stand where fifty percent (50%) or more of the products for sale have not been produced on the premises.
- (4) Private school not exempt from zoning under ~ 200-8(B(1)).
- (5) Public or private utility or substation.
- (6) Radio, television transmission or other communications use excluding towers.
- (7) Funeral home.
- (8) Crematory.
- (9) ~~Multifamily dwelling in accordance with ~ 200-40.~~
- (910) Lodging/boarding/rooming house.*
- (1011) Shared housing.*
- (1112) Bed-and-breakfast/tourist home in accordance with ~ 200-43.*
- (1213) Mixed residential/office uses in accordance with ~ 200-48.*
- (1314) Congregate housing for the elderly or handicapped in accordance with ~ 200-44.*
- (1415) Animal kennel or hospital. [Added by Town Council on July 15, 2009]*
- (1516) Assisted living facility. [Added by Town Council on July 15, 2009]*

(1647) Small-Scale Ground-Mounted Solar Energy System. [Added by Town Council on December 19, 2012]

(1748) Accessory Dwelling Unit, Detached. [Added by City Council on November 18, 2020]

And by amending Appendix A, Table of Uses as follows:

Table of Uses
City of Greenfield
Ch. 200, Zoning

| | RC | RB | RA | SR | H | CC | LC | GC | O | GI | PI |
|--|----|----|----|---------------|----|----|----|----|----|----|----|
| Agricultural uses | | | | | | | | | | | |
| Farms | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Farms or the keeping of livestock or poultry on parcels of less than five (5) acres | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| Greenhouse, nursery, or farm stand where fifty percent (50%) or more of the products for sale have been produced on the premises | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Greenhouse, nursery, or farm stand where fifty percent (50%) or more of the products for sale have not been produced on the premises | SP | SP | SP | SP | N | Y | Y | Y | N | N | N |
| Forestry | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Residential Uses | | | | | | | | | | | |
| Single-family dwelling | Y | Y | Y | Y | Y | SP | Y | SP | N | N | N |
| Two-family dwelling | Y | Y | Y | Y | Y | SP | Y | Y | N | N | N |
| Three-family dwelling | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N |
| Multifamily dwelling | SP | SP | SP | SP | SP | Y | SP | SP | N | SP | N |
| Congregate housing for the elderly or handicapped | N | SP | SP | SP | SP | SP | N | N | N | N | N |
| Family day-care home | SP | SP | SP | Y | Y | N | N | N | N | N | N |

| | | | | | | | | | | | |
|------------------------|---|---|----|----|---|-----------------|---|----|---|---|---|
| Lodging/boarding house | N | N | SP | SP | N | SP ¹ | N | SP | N | N | N |
|------------------------|---|---|----|----|---|-----------------|---|----|---|---|---|

⁽¹⁾Only as a mixed residential/business use in accordance with § 200-48.

Zoning Amendment #2

Amend Section 200-40. Multi-family dwellings, of the Zoning Ordinance by striking Subsection B(4) in its entirety:

~~(4) — More than one (1) building may be placed on one (1) lot, but no structure may contain more than twenty-four (24) fifty (50) dwelling units and no more than six (6) ten (10) dwelling units shall be served by a single primary entrance. Each structure will be separated by a minimum of forty (40) feet. The Zoning Board of Appeals may allow more than twenty-four (24) dwellings per building in existing structures being converted to multifamily units.~~

Zoning Amendment #3

Amend Section 200-48. Mixed residential/business uses, of the Zoning Ordinance to allow first floor dwellings in mixed use lots by amending Subsection A so that it reads as follows:

- A. ~~All dwelling units shall be above the first floor level (the street level which faces the street with the highest traffic use)~~ *First floor dwelling units shall not be allowed along the street side with the highest traffic use;*

Zoning Amendment #4

Amend Section 200-14. Central Commercial District (CC) of the Zoning Ordinance to allow “medical centers/clinics including accessory research” by right instead of by special permit by adding the following new number under Subsection B, uses permitted:

- (25) *Medical center / clinic including accessory research.*

And by striking Subsection C(7) and renumbering the remaining items.

- C. Uses permitted by special permit.
 - (1) Farms on parcels of less than five (5) acres with livestock or poultry.
 - (2) Radio, television transmission or other communications use excluding towers.
 - (3) Private school not exempt from zoning under ~ 200-4.1B(1).
 - (4) Funeral home.
 - (5) Hotel, motel, inn.
 - (6) Indoor recreation.

- (7) ~~Medical center/clinic including accessory research.~~
- (78) Newspaper, printing, publishing.
- (89) Wholesale laundry or dry-cleaning plant.
- (940) Wholesale trade and distribution.
- (1014) Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.
- (1112) Lodging/boarding/rooming house only as a mixed residential/business use in accordance with ~ 200-7.10.
- (1213) Shared housing.
- (1314) Research and development facilities.
- (1415) Conference center.
- (1516) Trade shop including carpenter, builder, electrician, plumber, landscaper or similar trade with indoor storage of tools, supplies, and equipment.
- (1617) Sale, leasing, repair, and servicing of new and used motor vehicles with a Class 1 Motor Vehicle license issued by the City of Greenfield.
- (17 18) Assisted living facility. [Added by Town Council on July 15, 2009]
- (18 19) Registered Marijuana Dispensary pursuant to ~ 200-7.17. [Added by Town Council on November 20, 2013]
- (19 20) Commercial biomass energy system in accordance with ~ 200-7.19. [Added by Town Council on June 17, 2015]
- (20 21) Marijuana retailer pursuant to ~ 200-7.17. [Added by Town Council on June 20, 2018]
- (21 22) Marijuana independent testing laboratory pursuant to ~ 200-7.17. [Added by Town Council on June 20, 2018]
- (22 23) Marijuana standards testing laboratory pursuant to ~ 200-7.17. [Added by Town Council on June 20, 2018]
- (23 24) Marijuana research facility pursuant to ~ 200-7.17. [Added by Town Council on June 20, 2018]
- (24 25) Retail sales incidental to a permitted use or use allowed by special permit. [Added by City Council on January 15, 2020]
- (25 26) Single-family dwelling. [Added by City Council on May 20, 2020]
- (26 27) Two-family dwelling. [Added by City Council on May 20, 2020]

(27 28) Bed-and-breakfast or tourist home. [Added by City Council on May 20, 2020]

(28 29) Accessory Dwelling Unit, Detached. [Added by City Council on November 18, 2020]

(29 30) Marijuana courier pursuant to ~ 200-7.17. [Added by City Council on October 29, 2021]

(30 31) Marijuana delivery operator pursuant to ~ 200-7.17. [Added by City Council on October 20, 2021]

And by amending Appendix A, Table of Uses as follows:

Table of Uses

City of Greenfield
Ch. 200, Zoning (cont'd)

| | RC | RB | RA | SR | H | CC | LC | GC | O | GI | PI |
|--|----|----|----|----|----|---------------|----|----|---|----|----|
| Commercial Uses | | | | | | | | | | | |
| Adult entertainment ⁷ | N | N | N | N | N | N | N | SP | N | N | N |
| Animal kennel or hospital | SP | SP | SP | SP | N | N | N | SP | N | N | N |
| Automotive repair and servicing shop | N | N | N | N | N | N | SP | SP | N | SP | N |
| Bulk storage and/or sale of fuel or other fluid other than waste | N | N | N | N | N | N | N | SP | N | SP | SP |
| Car wash (on public sewer only) | N | N | N | N | N | N | Y | Y | N | N | N |
| Construction supply establishment | N | N | N | N | N | N | Y | Y | N | Y | N |
| Funeral home | N | N | SP | SP | SP | SP | Y | Y | N | N | N |
| Gas station | N | N | N | N | N | N | SP | SP | N | N | N |
| Hotel, motel, inn | N | N | N | N | N | SP | Y | Y | N | N | N |
| Conference center | N | N | N | N | N | SP | Y | Y | N | N | N |
| Medical center/clinic including accessory research | N | N | N | N | Y | SP | Y | Y | Y | Y | N |

| | | | | | | | | | | | | |
|----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Photocopying and data processing | N | N | N | N | N | N | Y | Y | Y | Y | Y | Y |
|----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|

⁷Only adult bookstore, adult video store, and adult paraphernalia store. See the Entertainment Overlay District § 200-7.13C for adult cabaret, adult motion-picture theater and establishments which display live nudity for their patrons.

PROPOSED ZONING AMENDMENTS TO THE GREENFIELD ZONING ORDINANCE
(Required revisions under the Affordable Homes Act Signed by Governor Maura Healey
relative to Accessory Dwelling Units)

October 3, 2024

Note: Text with a ~~strike through~~ is text to be deleted, *black bold italic* text is newly proposed text.

Amend Section 200-56, Accessory Dwelling Units, of the Zoning Ordinance as follows:

~ 200-56. Accessory Dwelling Units [Amended by the City Council on May 20, 2020]

A. Purpose. The purpose of permitting accessory dwelling units (aka accessory apartments or in-law apartments) is to:

- (1) Develop housing units in ~~owner-occupied~~ single-family or two-family homes that are appropriate for households at a variety of stages in their life cycle;
- (2) Provide older homeowners with a means of obtaining rental income, companionship, security, and services, thereby enabling them to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave;
- (3) Add moderately priced rental units to the housing stock to meet the needs of smaller households and make housing units available to low and moderate income households who might otherwise have difficulty finding housing;
- (4) Provide housing units for persons with disabilities;
- (5) Protect stability, property values, and the residential character of a neighborhood;
- (6) Encourage increased housing density; and
- (7) Legalize existing conversions to encourage compliance with the State Building Code.

B. Definitions.

ACCESSORY DWELLING UNIT, WITHIN – An Accessory Dwelling Unit that is within a single-family or two-family home is a self-contained housing unit incorporated within the single-family or two-family home that is clearly a subordinate part of the single-family or two-family home and complies with each of the criteria stated in this ordinance.

ACCESSORY DWELLING UNIT, ATTACHED -- An attached Accessory Dwelling Unit is a self-contained housing unit added as an addition to a single-family or two-family home that is clearly a subordinate part of the single-family or two-family home and complies with each of the criteria stated in this ordinance. This definition does not include a trailer or mobile home, however mounted.

ACCESSORY DWELLING UNIT, DETACHED -- A detached Accessory Dwelling Unit is a self-contained housing unit that is located on the same lot as the structure of a single-family or

two-family home and may be incorporated within a garage or carriage house or other accessory structure or as a standalone structure that is clearly subordinate to the primary use as a single-family or two-family home and complies with each of the criteria stated in this ordinance. This definition does not include a trailer or mobile home, however mounted.

C. Applicability.

(1) ~~An Accessory Dwelling Unit, Within, and an Accessory Dwelling Unit, Attached, An Accessory Dwelling Unit, Detached~~ shall require a site plan review by the Planning Board prior to construction.

(2) ~~An Accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction. See Sections 200-8 through 200-19 and Appendix A, Table of Uses, for permitting requirements.~~

(3) ~~For Detached Accessory Dwelling Units that require special permit approval, the Planning Board shall be the SPGA.~~

D. Accessory Dwelling Unit Standards.

(1) The Accessory Dwelling Unit shall be a complete, separate housekeeping unit containing both kitchen and bath.

(2) Only one Accessory Dwelling Unit may be created within a single-family or two-family house or house lot.

(3) ~~The owner(s) of the residence in which the Accessory Dwelling Unit is created must continue to occupy at least one of the dwelling units as their primary residence.~~

(3) The Accessory Dwelling Unit shall be compatible in design with the primary residence.

(4) The maximum gross floor area of Accessory Dwelling Units shall be 900 sq. ft. or one-half the total gross floor area of the largest existing unit in the home, whichever is ~~greater~~-less.

(5) A minimum of two (2) but no more than four (4) off-street parking spaces must be available for use by the owner-occupants and tenants. *Off-street parking is not required for an Accessory Dwelling Unit located within one-half miles from a commuter rail station or bus station.*

(6) The construction of any Accessory Dwelling Unit must be in conformity with the State Building Code, Title V of the State Sanitary Code, 527 CMR – MA Fire Prevention Regulations and other local ordinances and regulations.

(7) ~~Prior to issuance of a permit, the owner(s) must send a notarized letter to the appropriate permitting authority stating that the owner(s) will occupy one of the dwelling units on the premises as the owner's permanent/primary residence.~~

(8) ~~When a structure which has received a Permit for an Accessory Dwelling Unit is sold, the new owner(s), if they wish to continue to exercise the Permit, must, within thirty (30) days of the sale, submit a notarized letter to the Inspector of Buildings stating that they will occupy one of the~~

~~dwelling units on the premises as their primary residence. This statement shall be listed as a condition on any Permits which are issued under this Section.~~

~~(9) Permits issued under this section shall specify that the owner must occupy one of the dwelling units. 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.~~

(7) Prior to issuance of a permit, a floor plan must be submitted showing the proposed interior and exterior changes to the building.

(8) For dwellings to be served by on-site septic system, the owner must obtain a letter from the Board of Health stating that the existing sewage disposal system is adequate for the proposed Accessory Dwelling Unit before a Building Permit can be obtained.

(9) In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility, the Inspector of Buildings, the Planning Board, or Zoning Board of Appeals may allow reasonable deviation from the stated conditions where necessary to install features that facilitate access and mobility for disabled persons.

(10) No accessory dwelling unit shall be held in separate ownership from the principal structure or dwelling unit. If ownership is later divided under Massachusetts Condominium Law, all units of the condominium must be owner-occupied.

(11) *Accessory Dwelling Units shall not be used for short-term rentals.*

E. Accessory Dwelling Units in Existence before the Adoption of the Accessory Dwelling Unit Ordinance

(1) To ensure that Accessory Dwelling Units or conversions in existence before the adoption of this Accessory Dwelling Unit ordinance are in compliance with the State Building Code the following application process is available.

(a) The Planning Board may authorize, in consultation with the Inspector of Buildings, a use known as an Accessory Dwelling Unit in ~~an Owner-Occupied,~~ a Single-Family or Two-Family Dwelling. The Board in consultation with the Inspector of Buildings will review each existing use on a case-by-case basis to determine if the dwelling conforms to State Building Code.

(b) The applicant must follow the same procedure described in this ordinance including the submission of a notarized letter declaring owner occupancy.

F. Administration and Enforcement.

(1) It shall be the duty of the Inspector of Buildings to administer and enforce the provisions of this ordinance.

(2) No building shall be constructed or changed in use or configuration, until the Inspector of Buildings has issued a permit. No permit shall be issued until a sewage disposal works permit, when applicable, has first been obtained from the Board of Health and the proposed building and location thereof conform with the City's laws and ordinances. Any new building or structure shall

conform to all adopted state and City laws, ordinances, codes and regulations. No Accessory Dwelling Unit shall be occupied until a certificate of occupancy has been issued by the Inspector of Buildings where required.

(3) The Inspector of Buildings shall refuse to issue any permit, which would result in a violation of any provision of this ordinance or in a violation of the conditions or terms of any special permit or variance granted by the Special Permit Granting Authority or its agent.

(4) The Inspector of Buildings shall issue a cease and desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this chapter.

(5) Upon request of the homeowner applicant, the Planning Board ~~as SPGA~~ may, after making findings of fact that a waiver is merited given the totality of circumstances based on any or all of the following factors, waive standards of Section D of this ordinance.

- (a) The showing of good and sufficient cause that a waiver is not inconsistent with the purposes of this chapter as a whole;
- (b) A determination that failure to grant the waiver would result in exceptional hardship to the applicant;
- (c) Danger to life or property;
- (d) The necessity to accommodate requests of the Conservation Commission, Planning Board or Historical Commission or any municipal department;
- (e) Extraordinary expense which is undue given the purpose of the provision(s) waived;
- (f) The availability of alternative methods to substantially meet the purpose of the provision(s) waived;
- (g) No municipal function, nor any direct abutter, will be substantially affected by the waiver.

And by amending Sections 200-9 through 200-13 of the Zoning Ordinance by removing Accessory Dwelling Units, Detached as a use allowed by special permit and making it a use allowed by right;

And by amending Section 200-15 of the Zoning Ordinance by removing Accessory Dwelling Units, Detached as a use allowed by special permit and making it a use allowed by right.

And by amending Appendix A, Table of Uses, as follows:

Table of Uses

City of Greenfield
Ch. 200, Zoning (cont'd)

| | RC | RB | RA | SR | H | CC | LC | GC | O | GI | PI |
|--------------------------------|----|----|----|----|-----------------|----|----|----|---|----|----|
| Dormitories | SP | SP | N | N | SP ² | N | N | SP | N | N | N |
| Shared housing | SP | SP | SP | SP | SP | SP | N | N | N | N | N |
| Open space/cluster development | Y | Y | Y | N | N | N | N | N | N | N | N |

| | | | | | | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----|----------------|----|----------------|----------------|-----------------|---|
| Home occupation (Certain uses require a special permit. Refer to § 200-6.3) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Bed-and-breakfast or tourist home | SP | SP | SP | SP | N | SP | Y | Y | N | N | N | |
| Accessory Dwelling Unit, Within pursuant to § 200-7.18 | Y | Y | Y | Y | Y | Y | Y | Y | N | SP | N | |
| Accessory Dwelling Unit, Attached pursuant to § 200-7.18 | Y | Y | Y | Y | Y | Y | Y | Y | N | SP | N | |
| Accessory Dwelling Unit, Detached pursuant to § 200-7.18 | SPY | SPY | SPY | SPY | SPY | SP | SPY | SP | N | SP | N | |
| Institutional and Municipal Uses | | | | | | | | | | | | |
| Hospital | N | SP | SP | N | Y | N | N | N | N | N | N | |
| Educational or religious uses exempt from zoning regulation under the Zoning Act, MGL c. 40A, §3 | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | |
| Assisted living facility | SP | SP | SP | SP | SP | SP | SP | SP | N | N | N | |
| Nursing home, convalescent home, rest home | N | SP | SP | N | Y | N | N | N | N | N | N | |
| Philanthropic or charitable institution | N | N | N | Y | N | Y | Y | Y | Y ³ | Y ³ | Y | |
| Private school not exempt from zoning under § 200-4.1B(1) | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP ⁴ | |
| Cemetery | SP | SP | SP | N | N | N | N | N | N | N | N | |

⁽²⁾In conjunction with a medical training facility only.

⁽³⁾Philanthropic institution only.

⁽⁴⁾Industrial or trade school only.

Petition to the Greenfield City Council

We, the undersigned ten registered voters of the City of Greenfield, pursuant to the provisions of Chapter 40A, section 5 paragraph 1 of the Massachusetts General Laws, do hereby petition that Chapter 200 Zoning of Greenfield be amended as follows:

Section 200-7.18 Accessory Dwelling Units is hereby further amended in subsection C.(1) Applicability, by adding at the end thereof, the following new language:

As part of the site plan review, the Planning Board shall determine that the total land area of a parcel submitted for the addition of an Accessory Dwelling Unit shall not be less than one half (.5) of an acre. The net acreage of total land in a parcel, minus all dwellings, including all proposed Accessory Dwelling Units, internal roads or driveways, or other buildings or developments, shall be considered open space, and shall comprise at least 50% of the parcel. All Accessory Dwelling Units shall meet the minimum setback requirements for the district in which it is located. ADUs shall not be used for short-term rentals.

| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|--------------------------|-----------------------|-------------------|
| ✓ 1. <i>[Signature]</i> | MARC O'DATO | 29 PROSPECT ST |
| ✓ 2. <i>[Signature]</i> | MITCHEL SPEICHT | 2 CHESTNUT HILL |
| ✓ 3. <i>[Signature]</i> | Ed Cottrell | 42 Crescent St |
| ✓ 4. <i>[Signature]</i> | Nancy Keefe | 230 High Street |
| ✓ 5. <i>[Signature]</i> | Emma Munson-Blatt | 233 High Street |
| ✓ 6. <i>[Signature]</i> | Robert Skyler Lambert | 233 High St. |
| ✓ 7. <i>[Signature]</i> | Alize Timmons | 106 Haywood St. |
| ✓ 8. <i>[Signature]</i> | 51 Orchard St | |
| ✓ 9. <i>[Signature]</i> | 250 High St. | Sandra Stanley |
| ✓ 10. <i>[Signature]</i> | 95 Sanderson St | CHRISTINE E DIANI |

(10) Ten

GREENFIELD, MASS
 2019 SEP 20 AM 10:14
 OFFICE OF THE
 CITY CLERK

Petition to the Greenfield City Council

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|---------------------------------|--------------------|-----------------------|
| ✓ 1. <i>Cornelia Miller</i> | Cornelia Miller | 47 Highland Ave |
| ✓ 2. <i>Mark Arnold</i> | MARK ARNOLD | Do |
| ✓ 3. <i>Nancy Kocik</i> | Nancy Kocik | 28 Aster GFD. |
| ✓ 4. <i>David Milam</i> | DAVID MILAM | 29 Franklin St. Apt 4 |
| ✓ 5. <i>Mary Ambrose</i> | MARY AMBROSE | 32 Chestnut Hill Rd. |
| ✓ 6. <i>Lyndi J. Antic</i> | Lyndi J. Antic | 20 Orchard St. GFD |
| ✓ 7. <i>Jason S. Antic</i> | Jason S. Antic | 20 Orchard St |
| ✓ 8. <i>Merryz Jackin</i> | MERRYZ JACKIN | 56 Crescent St |
| ✓ 9. <i>Allan K Wilson</i> | ALLAN K WILSON | 56 CRESCENT ST |
| ✓ 10. <i>Michael Penn-Strah</i> | Michael Penn-Strah | 88 Crescent St |
| ✓ 11. <i>Sara Penn-Strah</i> | SARA PENN-STRAH | " |

1) E Levin

Petition to the Greenfield City Council

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|--------------------------|-----------------|------------------------------|
| ✓ 1. <i>[Signature]</i> | Jared Mallet | 22 Mich St |
| ✓ 2. <i>[Signature]</i> | Marilyn L Keim | 126 Oakland St. |
| N 3. <i>[Signature]</i> | Rory Little | 29 Chestnut Hill, Greenfield |
| ✓ 4. <i>[Signature]</i> | Albert Norman | 21 Grinnell St. |
| ✓ 5. <i>[Signature]</i> | TANIA HART | 7 James Street |
| ✓ 6. <i>[Signature]</i> | Robert Ambrose | 32 Chestnut Hill |
| ✓ 7. <i>[Signature]</i> | Matthew Howell | 1 Dunnell Rd. |
| ✓ 8. <i>[Signature]</i> | Elizabeth Clark | 34 Prospect St |
| ✓ 9. <i>[Signature]</i> | SEAN THOMAS | 10 maple St |
| ✓ 10. <i>[Signature]</i> | GARY ANDREW ROY | 34 PROSPECT ST. |

(9) Nine

Petition to the Greenfield City Council

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|---------------------------------|---------------------|-----------------|
| ✓ 1. <i>Gerard M. Keen</i> | Gerard M. Keen | 126 Oakland St |
| ✓ 2. <i>Sam Samuels</i> | Sam Samuels | 14 Highland Ave |
| ✓ 3. <i>Debra White Stanley</i> | Debra White Stanley | 19 Highland Ave |
| ✓ 4. <i>Lisa Caron</i> | Lisa Caron | 35 Prospect St |
| ✓ 5. <i>Rachel Humphrey</i> | Rachel Humphrey | 30 Congress St. |
| ✓ 6. <i>Dawn M. Morin</i> | Dawn Morin | 88 Hope Street |
| ✓ 7. <i>KAGaudette</i> | KAGaudette | 3 Elm St |
| ✓ 8. <i>Pat Spinelli</i> | Pat Spinelli | 31 Colrain St. |
| ✓ 9. <i>Con Traub</i> | Con Traub | 20 Keegan Lane |
| ✓ 10. <i>Stephanie Duchas</i> | Stephanie Duchas | 166 Chapman St. |

(9) Nine

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|--------------------------------|--------------------|--------------------|
| ✓ 1. <i>David Jackson</i> | David Jackson | 35 Orchard St |
| N 2. <i>Carol A. Gerjudy</i> | CAROL GERJUDY | 4A Bradford Tr. |
| ✓ 3. <i>Joan Marie Jackson</i> | Joan Marie Jackson | 2 Chestnut Hill |
| ✓ 4. <i>Greg Williams</i> | GREG WILLIAMS | 162 School St |
| ✓ 5. <i>M.T. Atkinson</i> | M.T. Atkinson | 51 E. Cleveland St |
| ✓ 6. <i>Theopipe E Butz</i> | THEOPIE E BUTZ | 355 COLRAIN RD |
| ✓ 7. <i>Paul Blissett</i> | PAUL BLISSETT | 38 PARK AVE |
| ✓ 8. <i>Nat Darr</i> | Nat Darr | 264 Davis St |
| ✓ 9. <i>John Estes</i> | John Estes | 197 Hope St |
| ✓ 10. <i>Sandra Thomas</i> | SANDRA THOMAS | 38 Orchard St |

(9) Nine


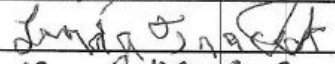
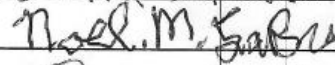
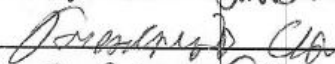
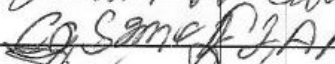
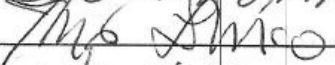
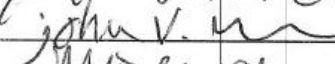
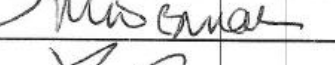

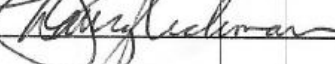
ADU ZONING AMENDMENT BACKGROUND

Petition to the Greenfield City Council

We, the undersigned ten registered voters of the City of Greenfield, pursuant to the provisions of Chapter 40A, section 5 paragraph 1 of the Massachusetts General Laws, do hereby petition that Chapter 200 Zoning of Greenfield be amended as follows:

Section 200-7.18 Accessory Dwelling Units is hereby further amended in subsection C.(1) Applicability, by adding at the end thereof, the following new language:

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|---|--|-----------------------|
| ✓ 1.  | Ryan Whitney | 146 Chapman St. |
| ✓ 2.  | Linda Trask | 137 Wells St |
| ✓ 3.  | Noel M. Sabino | 1100 Cambridge Way St |
| ✓ 4.  | DOMINIC CLARK DOMINIC CLARK | 1100 Cambridge Way St |
| ✓ 5.  | COSME J. GARCIA | 300 Cambridge Way St |
| ✓ 6.  | Mrs. LINO | 150 EVANS ST. |
| ✓ 7.  | JOHN V. CROWE | 93 Conway St |
| ✓ 8.  | Micaela | 43 Orchard St. |
| ✓ 9.  | Tracy Meckling | 43 Orchard St. |
| ✓ 10.  | NANCY LICHTMAN | 6 RIVER STREET |

(10) Ten

Petition to the Greenfield City Council

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|-----------------------------|-----------------|-----------------|
| ✓ 1. <i>Lauren Matuska</i> | Lauren Matuska | 60 Chestnut St |
| ✓ 2. <i>Ashley Seward</i> | Ashley Seward | 75 Pierce St |
| ✓ 3. <i>Pamela Seward</i> | Pamela Seward | 54 High St |
| ✓ 4. <i>Evelyn Jakub</i> | Evelyn Jakub | 43 Wildwood Ave |
| ✓ 5. <i>Lynn Bond</i> | Lynn Bond | 31 Cooke St |
| ✓ 6. <i>Doreen Cavanagh</i> | DOREEN CAVANAGH | 7A ELM TERRACE |
| ✓ 7. <i>Diane Poyant</i> | Diane Poyant | 131 Laurel St |
| ✓ 8. <i>Gordon Grant</i> | GORDON GRANT | 62 Cleveland St |
| ✓ 9. <i>Steve Ronhave</i> | Steve Ronhave | 206 High St |
| ✓ 10. <i>Joan Pyfion</i> | Joan Pyfion | 95 Maple Street |

(10) Ten

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|----------------------------------|----------------------|-----------------------|
| N 1. <i>Rishi Parda</i> | Rishi Parda | 79 Prospect St |
| ✓ 2. <i>Gary S. George</i> | Gary S. George | 91 Smith St. Apt. 106 |
| ✓ 3. <i>Jerry Gaimari</i> | JERRY GAIMARI | 71 Smith St APT 312 |
| ✓ 4. <i>William Bickford</i> | William Bickford | 4 Wilson Ave Apt 1 |
| ✓ 5. <i>Charles V. Olchowski</i> | CHARLES V. OLCHOWSKI | 28 SMITH ST. |
| N 6. <i>Dorothy Sherman</i> | DOROTHY SHERMAN | 2 CONGRESS |
| ✓ 7. <i>Paul Connor</i> | PAUL CONNOR | 87 Ferrante |
| ✓ 8. <i>Diane C. Haskett</i> | Diane C Haskett | 20 Birch St. |
| ✓ 9. <i>Stephen W. Houghton</i> | Stephen W. Houghton | 35 Revere Circle |
| ✓ 10. <i>Elise Moore</i> | Elise Moore | 64 High St. |

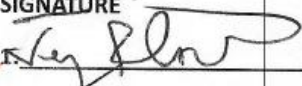
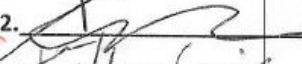
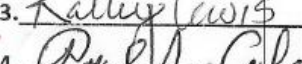
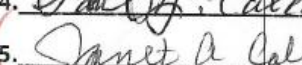
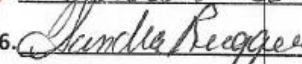

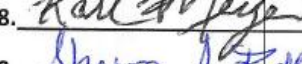
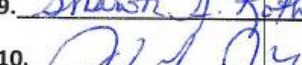


(8) Eight

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|---|------------------|-------------------|
| ✓ 1.  | Terry Piotkin | 2 Traver Ct. |
| ✓ 2.  | Alice Thomas | 7 Park St. |
| ✓ 3.  | KATHY LEWIS | 136 Main St. |
| ✓ 4.  | Paul J. Calcari | 30 Crescent St |
| ✓ 5.  | Janet A. Calcari | 30 Crescent St |
| ✓ 6.  | Sandra Ruggieri | 152 Highland Ave. |
| ✓ 7.  | Tony Ju | 79 Hope St. |
| ✓ 8.  | KARL MEYER | 66 FORT SQ. |
| ✓ 9.  | SHARON A. ROTH | 15 ORCHARD ST |
| ✓ 10.  | RICHARD ROTH | 15 ORCHARD ST |

(10) TEN

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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|-----------------------------------|----------------------|--------------------------|
| ✓ 1. <i>Jeanna A. Greene</i> | Jeanna A. Greene | 40 Church Street |
| ✓ 2. <i>Irene Woods</i> | Irene Woods | 27 Cooke St. |
| ✓ 3. <i>Christine Tyler</i> | Christine Tyler | 463 County Club Rd |
| ✓ 4. <i>Doreen York</i> | DOREEN YORK | 118 HUNTINGTON CIRCLE |
| ✓ 5. <i>Patricia M. Ellwell</i> | Patricia M. Ellwell | 304 CHAPMAN ST |
| ✓ 6. <i>MaryEllen Brelunis</i> | MaryEllen Brelunis | 118 Montague City Rd |
| ✓ 7. <i>Bonnie Christian</i> | Bonnie Christian | 20 Forest Ave Greenfield |
| ✓ 8. <i>Marilyn Christian</i> | Marilyn Christian | 30 Fe deres St |
| ✓ 9. <i>Adam Blackin</i> | Adam Blackin | 18 Chestnut Hill |
| ✓ 10. <i>Christopher Gaudreau</i> | Christopher Gaudreau | 18 Highland Ave. |

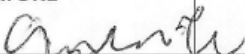
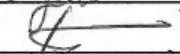
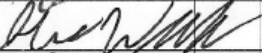
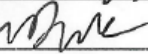
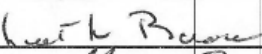
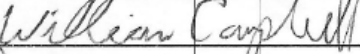

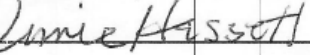
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| SIGNATURE | PRINTED NAME | STREET ADDRESS |
|--|------------------|------------------------|
| ✓ 1.  | Greta Lee | 50 Crescent |
| ✓ 2.  | TED Lee | 50 crescent st |
| ✓ 3.  | Chris Weeks | 68 High St |
| ✓ 4.  | Leah Doolittle | 68 High St |
| ✓ 5.  | Robert K. Brown | 21 Silvan Court Circle |
| ✓ 6.  | William Campbell | 86 Highland Ave. |
| ✓ 7.  | Jeanne Hall | 109 Hastings Street |
| ✓ 8.  | ANN HASSETT | 211 Esplanade |
| 9. | | |
| 10. | | |

(8) Eight

ADU ZONING AMENDMENT BACKGROUND

The city of Greenfield is promoting "open space" preservation for large "cluster developments." But open space needs to be preserved and protected not just on large lots, but on parcels anywhere in which the open space is 50% or less. Homeowners value their open space. It may be a small garden, or a child's swing set—but open space enhances property value, and quality of life.

This proposed amendment has dimensional limits and lot size language similar to Open Space development on large lots. As part of the Planning Board's site plan review for ADUs, the amendment:

- Sets a minimum lot size of half an acre for a lot to qualify for the ADU program.
- Creates a minimum level of open space of 50% of total land area, for any lot being considered for an ADU, regardless of which residential zone it is in.
- Establishes a formula for calculating the net open space available on a parcel, similar to how it is defined in the Open Space/Cluster Development.
- Requires ADUs to meet minimum setback requirement for the zoning district in which it is located.
- Prohibits the use of ADUs for short-term rentals like Airbnbs.

Al Norman

info@sprawl-busters.com

Mitch Speight
jacksonspeight@gmail.com