



Roxann Wedegartner
Mayor

City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloney, Mark (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

ZONING BOARD OF APPEALS
Minutes of September 8, 2022
2nd Floor Meeting Room 20 Sanderson Street

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

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

ABSENT: Debra Gilkes

CHAIRS STATEMENT: This meeting is being recorded, if any other persons present are doing the same, you must notify the chairperson at this time. No one responded.

Public Hearings:

a. **7:00 p.m.:** Application of SunBug Solar WM, LLC for property located at 75 Prospect Street (Assessor’s Tax Map 53, Lot 11), which is located within the Urban Residential (RA) Zoning District, for a variance and site plan approval pursuant to Sections 200-4.4(C19); 200-8.4 and 200-8.7 of the Zoning Ordinance, in order to allow the installation of a 11.745 kW DC solar PV array (27 panels) on the roof of a carport structure with a reduction of the required side yard setback from 10 feet to 3.75 feet at this location.

The Applicant was not present at the meeting. The Board opened the public hearing and continued it to 7:30 p.m.

b. **7:15 p.m.:** Application of Jane B. Moss and Mark A. Pieraccini for property located at 15 Cooke Street (Assessor’s Tax Map 108, Lot 35), which is located within the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance, in order to allow the installation of a five foot high black aluminum fence within the front yard setback area along Washburn Ave. and for the first 25 ft. in from Washburn Ave. along the boundary line with 82 Silver St. at this location.

At a public meeting on Thursday, September 8, 2022 at 7:00 p.m., in the 2nd Floor Meeting Room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of Jane B. Moss and Mark A. Pieraccini for property located at 15 Cooke Street (Assessor’s Tax Map 108, Lot 35), which is located within the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance, in order to allow the installation of a five foot high black aluminum fence within the front yard setback area along Washburn Ave. and for the first 25 ft. in from Washburn Ave. along the boundary line with 82 Silver St. at this location. Chairman Maloney explained the public hearing process to the Applicant. Winn read the public notice into the record. Members of the Board sitting were Mark Maloney, Chairman; James Winn, Clerk; Peter Wozniak; and David Singer. The following project proponent was present: Jane B. Moss, Applicant.



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Maloney Introduced the Board members sitting and asked the Applicant to introduce herself and explain what she wants to do, where she wants to do it, and why.

Moss Ms. Moss stated that at the end of June they adopted a two-year dog. The dog is healthy, happy and athletic so she often walks the dog in the neighborhood and her husband takes the dog on walks and swimming. They didn't have any plans to have a fence when they first adopted her but after a couple of weeks; it was clear that that due to her energy level, a fence was needed. They want to be able to hang out with their dog in their yard off-leash. This led her to the Greenfield Zoning Ordinance and then to Mark Snow who informed them that because their property is a corner lot, there are certain restriction on fence placement. They want to put up a five-foot fence in the front yard setback area which requires a special permit. They did have their property surveyed by a profession al land surveyor as well to ensure that any fencing is placed on their property and not their neighbors who they did speak to about this project.

Chairman Maloney stated that he does not have any questions and asked if the Board members have any questions at this time.

Winn No questions at this time.

Wozniak No questions at this time.

Singer No questions at this time.

Winn Read review comments from the Fire Prevention Officer and the Engineering Superintendent who both had no comments or issues with this request. Maloney stated that he was notified that the Planning Board forwarded a positive recommendation to the ZBA.

Chairman Maloney opened up the public hearing to public comment at 7:20 p.m.

Michelle Waters, 60 Washburn Avenue, Greenfield

Ms. Waters stated that she lives across the street from Jane Moss. She stated that she supports the fence project and that it will not block any views of the intersection. She stated that people tend to drive fast on Washburn Avenue so it is not safe for pedestrians and dog walkers.

Chairman Maloney closed public comment at 7:21 p.m.

Chairman Maloney closed the public hearing at 7:22 p.m.

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

Winn Asked which fencing company they are going to use.

Moss Responded L&L Fencing in Hatfield.



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Board Discussion/Decision

Jane B. Moss and Mark A. Pieraccini for property located at 15 Cooke Street (Assessor's Tax Map 108, Lot 35)

MOTION: Moved by Singer, seconded by Winn, and voted 4:0:0 to approve the application of Jane B. Moss and Mark A. Pieraccini for property located at 15 Cooke Street (Assessor's Tax Map 108, Lot 35), which is located within the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance, in order to allow the installation of a five foot high black aluminum fence within the front yard setback area along Washburn Ave. and for the first 25 ft. in from Washburn Ave. along the boundary line with 82 Silver St. at this location as presented to the Board.

MOTION: Moved by Singer, seconded by Winn, and voted 4:0:0 to continue the public hearing on the application of SunBug Solar WM, LLC for property located at 75 Prospect Street (Assessor's Tax Map 53, Lot 11), which is located within the Urban Residential (RA) Zoning District, for a variance and site plan approval pursuant to Sections 200-4.4(C19); 200-8.4 and 200-8.7 of the Zoning Ordinance, in order to allow the installation of a 11.745 kW DC solar PV array (27 panels) on the roof of a carport structure with a reduction of the required side yard setback from 10 feet to 3.75 feet at this location to October 13, 2022 at 7:00 p.m.

Approval of Minutes:

MOTION: Moved by Wozniak, seconded by Winn, and voted 4:0:0 to approve the meeting minutes of August 11, 2022.

Adjournment:

MOTION: Moved by Wozniak, seconded by Singer, and voted 4:0:0 to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development