



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)  
Maloni, Mark (2026)  
Moschella, Victor (2026)  
Singer, David (2024)  
Winn, James (2023)  
Wozniak, Peter (2023)

MEETING NOTICE  
**GREENFIELD ZONING BOARD OF APPEALS**  
**\*\*2<sup>nd</sup> Floor Meeting Room\*\***  
**20 Sanderson Street**

Thursday, May 11, 2023

**\*\*\* 7:00 p.m. \*\*\***

**AGENDA**

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

1. Call to Order
2. Public Hearings:
  - a. **7:00 p.m.:** Application of Green River Cannabis Company, Inc. for property located at 398 Deerfield Street (Assessor's Tax Map 11, Lot 5), which is located in the General Commercial (GC) Zoning District, for a modification of the approved special permit pursuant to Sections 200-4.9(C31); 200-7.17; 200-8.3; 200-8.4 of the Zoning Ordinance, in order to allow extended hours of operation.
  - b. **7:15 p.m.:** Application of Christopher Rose for property located at 121 ½ Wells Street (Assessor's Tax Map 64, Lot 25), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-6.1(C); 200-7.17; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow a marijuana product manufacturer at this location.
  - c. **7:30 p.m.:** Application of 71 Montague City, LLC for property located at 59 & 71 Montague City Road (Assessor's Tax Map 4, Lots 4 & 6), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C3); 200-6.11; 200-7.2; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow thirteen (13) multi-family dwelling units at this location with access from Abercrombie Drive.
  - d. **7:45 p.m.:** Application of Valley Precision Parts Corp. for property located at 15 Greenfield Street (Assessor's Tax Map R05, Lots 28 & 28C), which is located in the Planned Industry (PI) Zoning District, for a variance and site plan approval pursuant to Sections 200-8.4 and 200-8.7 of the Zoning Ordinance, in order to allow a new parking lot to be constructed within a portion of the front yard setback area.



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3. Approval of Meeting Minutes from April 13, 2023.
3. Correspondence
4. Adjourn

\* Please note that the list of topics in this notice 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.

**Executive session may be called.**