



**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 (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

**ZONING BOARD OF APPEALS
Minutes of May 11, 2023
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: David Singer, Chairman Peter Wozniak, Clerk James Winn Debra Gilkes
Mark Maloni Victor Moschella, Alternate

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 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.

At a public meeting on Thursday, May 11, 2023 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 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. Chairman Singer explained the public hearing process to the Applicant. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; Peter Wozniak, Clerk; James Winn; Debra Gilkes; and Mark Maloni. The following project proponent was present: Constant Poholek, Property Owner and Applicant.

Singer Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

Poholek Mr. Poholek presented his request for extended hours to the Board. Condition #3 of the previously approved special permit limited hours of operation to 9:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 3:00 p.m. Saturday and Sunday. He would like to extend the hours to 8:00 p.m. Monday through Friday and 8:00 p.m. Saturday and Sunday.



City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Roxann Wedegartner
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloni, Mark (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

Chairman Singer opened the public hearing for public comment at 7:09 p.m.

Jazz Peck, 207 Briar Way, Greenfield

Ms. Peck expressed concerns about a potential increase in traffic.

Singer Inquired of the Applicant on any increase in traffic as a result of any extended hours of operation.

Poholek Responded that there will not be an increase in traffic as a result of his request for extended hours of operation.

Chairman Singer closed public comment at 7:18 p.m. Chairman Singer closed the public hearing at 7:18 p.m.

Wozniak read review comments from the Board of Health, Fire Prevention Officer, and Engineering Superintendent who all had no issues or concerns with the project.

Board Discussion/Decision

Green River Cannabis Company, Inc. for property located at 398 Deerfield Street (Assessor’s Tax Map 11, Lot 5)

MOTION: Moved by Winn, seconded by Gilkes, and voted 5:0:0 to approve the 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 the following extended hours of operation: 9:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 8:00 p.m. Saturday and Sunday.

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.

At a public meeting on Thursday, May 11, 2023 at 7:15 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 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. Chairman Singer explained the public hearing process to the Applicant. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; Peter Wozniak, Clerk; James Winn; Debra Gilkes; and Mark Maloni. The following project proponents were present: Christopher Rose, Applicant and property owner; and Matthew O’Boyle, Architect, Valerie Architects, Inc.



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 (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

- Singer Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.
- Rose Mr. Rose presented his project to the Board. He stated that he would like to establish a cannabis manufacturing facility at this location.
- Winn Inquired on if the Applicant received approval through the Cannabis Control Commission (CCC).
- Rose Responded that he will likely receive provisional approval from the CCC in one week.
- Singer Inquired on what was previously located at this address.
- Rose Responded that it used to be a paper store and a WB Mason. He stated that he has made exterior improvements to the existing building.
- O'Boyle Mr. O'Boyle presented the interior layout of the building to the Board. He pointed out the 3,500 square foot area of the building for the proposed cannabis manufacturing facility. The building has an existing basement, 1st floor and 2nd floor. The total square footage of the building is about 16,000 square feet. No cultivation or retail sales will occur at the facility and there will be no public access.
- Wozniak Inquired on odor mitigation for the facility.
- Rose Responded that a state of the art carbon filtration system will be installed to mitigate any odor.
- Gilkes Inquired on hours of operation.
- Rose Responded 9:00 a.m. to 5:00 p.m. Monday through Friday.
- Singer Inquired on the number of employees for the facility.
- Rose Responded that he will have about three (3) employees to start.
- Moschella Asked about the ADA space identified on the site plan and whether it will be paved with signage.
- Rose Responded that they were not planning on paving the ADA spot.

The Board discussed whether an ADA space needs to be provided since off-street parking is not required in the Central Commercial (CC) Zoning District. They also discussed whether if provided it would need to be paved. The Board reached consensus that it would need to be paved to meet ADA requirements.

- Winn Inquired on removal of any waste material from the facility.



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 (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

Roxann Wedegartner
Mayor

Rose Responded that any waste produced less than one ton (2,000 lbs.) can be disposed of in the solid waste stream. Any waste produced in excess of one ton will be mixed with an organic compound and disposed of. This helps to reduce any theft that might occur of any waste product(s).

Wozniak Inquired on where deliveries of product will be made to the facility.

Rose Responded that product will either be made through the front door area or through the loading area outside of the 3,500 square foot area shown on the plan set for the manufacturing facility.

The Board discussed whether deliveries could be made through the loading dock area since it was not shown in the submitted application materials to be an area for deliveries. Director Twarog stated to the Board that as part of the approval process, a letter from the local Police Chief approving the security system for the facility is required.

Wozniak read review comments from the Engineering Superintendent, Board of Health; and Fire Prevention Officer who all had no comments or issues with the project; and from the Department of Planning and Development.

Chairman Singer opened the public hearing to public comment at 8:03 p.m. No public comment. Chairman Singer closed the public hearing at 8:03 p.m.

Board Discussion/Decision

Christopher Rose for property located at 121 ½ Wells Street (Assessor’s Tax Map 64, Lot 25)

The Board discussed potential conditions of approval.

MOTION: Moved by Winn, seconded by Maloni, and voted 5:0:0 to approve the 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 with the following conditions:

1. The hours of operation shall be 9:00 a.m. to 5:00 p.m. Monday through Friday;
2. The Board approves the request for waivers of submittal requirements as requested in the letter dated March 20, 2023 from Matthew O’Boyle of Valerie Architects, Inc.;
3. The Applicant shall obtain an approval letter on the proposed security system from Police Chief Robert Haigh and submit a copy to the Department of Planning and Development within 30 days of approval;
4. Delivery vehicles shall be limited to box trucks or smaller. Tractor trailer trucks shall be prohibited;
5. The Applicant shall provide a Knox box for Fire Department access;
6. The handicap off-street parking space shown on the submitted site plan shall be



City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Roxann Wedegartner
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloni, Mark (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

delineated by signage and meet all ADA guidelines;

- 7. A state of the art air filtration system shall be installed so that no odor is detectable outside of the building;**
- 8. Any change, expansion, or alteration of the submitted site plan shall require the Applicant to come back to the Zoning Board of Appeals for approval;**
- 9. The Board has determined that the project meets all of the review criteria under Section 200-8.3(F) of the Zoning Ordinance.**

- 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.

At a public meeting on Thursday, May 11, 2023 at 7:30 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 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. Chairman Singer explained the public hearing process to the Applicant. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; Peter Wozniak, Clerk; James Winn; Debra Gilkes; and Mark Maloni. The following project proponents were present: David Zaccheo, Applicant and property owner; and Mark Zaccheo, project partner.

Singer Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

Zaccheo Mr. Zaccheo presented the project to the Board. He stated that the existing building at 71 Montague City Road was built in the 1920s as a school building. The brick building has about 16,500 square feet of floor area. The interior of the building needs to be gutted. The roof and walls are in good shape. The existing parking lot for the school building has 20 parking spaces. The project is proposing 16 parking spaces with one space being an ADA space. Green space will be increased and impervious surface area will be reduced as a result of the project. The parking lot area will be pitched to the south to reduce any impact to Abercrombie Drive. Asbestos in the building was previously removed by the Center School. New energy efficient windows will be installed.

Singer Inquired on traffic impacts as a result of the project.

Zaccheo Responded that traffic will be a net zero increase when compared to the former school use.

Moschella Inquired on emergency vehicle access to the building.



City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Roxann Wedegartner
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloni, Mark (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

- Zaccheo Responded that there is sufficient space around the entire building for emergency vehicle access.
- Maloni Asked about the size of the apartment units.
- Zaccheo Responded that all units will be one bedroom units except for one two-bedroom unit. He stated that he would like to have had a greater mix of unit types but given the size and layout of the building, it wasn't possible. Some units will be between 400-600 square feet in size, some will be 650 square feet in size, and one unit will be 875 square feet in size. These will be market rate rental units. Though some of the units are small, the ceilings will be high ceilings and windows.
- Gilkes Asked about visitor parking.
- Zaccheo Responded that the project provides three (3) parking spaces for visitors. He stated that visitors can also use the parking available along Abercrombie Drive.
- Singer Asked if there is any room on site for additional visitor parking.
- Zaccheo Stated that he feels confident that the 3 spaces for visitor parking as well as the parking along Abercrombie Drive will be sufficient.
- Singer Inquired if the building will have an elevator.
- Zaccheo Responded yes but it will not be ADA compliant.
- Singer Inquired on whether a ADA ramp will be provided.
- Zaccheo Responded no. All lower units will be ADA accessible.
- D. Zaccheo Stated that in his experience with the developments he has done, ADA parking psaces are rarely used.

Chairman Singer opened up the public hearing to public comment at 8:36 p.m.

Susan Worgaftik, 45 Forrest Avenue, Greenfield

She stated that she is speaking as a member of Housing Greenfield. Inquired on ADA access ramps, parking spaces, and whether any bathrooms will be wheelchair friendly. She stated that Greenfield has an aging population that will need such units.

Zaccheo Responded that one of the first floor units has bathroom that is wheelchair friendly.

Chairman Singer closed public comment at 8:40 p.m. Chairman Singer closed the public hearing at 8:40 p.m.

Wozniak read review comments from the Fire Prevention Officer and Engineering Superintendent which had no



City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Roxann Wedegartner
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloni, Mark (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

comments or issues with the project; and from the Department of Planning and Development.

Moschella Suggested a location for additional parking to include an ADA space.

D. Zaccheo Responded that due to the grades in this area of the site, it would not be practical to put parking there.

Singer Inquired on lighting for the project.

Zaccheo Responded that the project proposes four (4) light poles that will not exceed fifteen (15) feet in height and will be dark sky compliant. The building will also have security lighting.

Board Discussion/Decision

71 Montague City, LLC for property located at 59 & 71 Montague City Road (Assessor's Tax Map 4, Lots 4 & 6)

The Board discussed potential conditions of approval.

- MOTION:** Moved by Winn, seconded by Wozniak, and voted 5:0:0 to approve the application of 71 Montague City, LLC for property located at 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 with the following conditions:
- 1) The Applicant shall adhere to the site plan dated 05/11/2023;
 - 2) The Board grants special permit approval under Section 200-6.11(C3), driveways and entrances, of the Zoning Ordinance to allow alternative access to the site through Abercrombie Drive;
 - 3) The Applicant shall submit a Lighting Plan to the Director of the Department of Planning and Development within 30 days of approval for review and approval;
 - 4) The Applicant shall submit a revised site plan to the Department of Planning and Development within 30 days of approval showing a minimum of one (1) handicap parking space;
 - 5) The Board has determined that the project meets all of the review criteria under Section 200-8.3(F) of the Zoning Ordinance;
 - 6) The Board recommends that when the City improves Abercrombie Drive, that a handicap space be installed near the entrance to the building.

- c. 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.



City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Roxann Wedegartner
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloni, Mark (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

At a public meeting on Thursday, May 11, 2023 at 7:45 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 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. Chairman Singer explained the public hearing process to the Applicant. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; Peter Wozniak, Clerk; James Winn; Debra Gilkes; and Mark Maloni. The following project proponents were present: Steve Capshaw, CEO and Owner of Valley Steel Stamp; Lawrence Rusiecki, PE, Wright-Pierce Engineering.

- Singer Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.
- Capshaw Mr. Capshaw presented his request to the Board. He stated that Valley Steel Stamp has been in operation in Greenfield since 1971. It has moved to various locations with the current location being 15 Greenfield Street. It has been located at 15 Greenfield Street for about 12 years. He initially had 30 employees to start and now has about 205 employees. Parking is now a serious issue at this location. Cars are being parked on the street as well as in the yard area. The facility currently has 63 off-street parking spaces with 57 new spots being proposed.
- Singer Inquired on any review by the Conservation Commission.
- Capshaw Responded that the new parking lot area has been designed to not impact the 25 foot no disturb zone under Greenfield’s local wetlands ordinance. They did go before the Conservation Commission and were issued an Order of Conditions.
- Wozniak Asked if the additional parking will meet the needs of the facility.
- Capshaw Responded that even though there are 205 employees, the facility has several shifts so he believes that the additional parking will meet the needs of the facility.

Chairman Singer opened up the public hearing to public comment at 9:04 p.m. No public comment. Chairman Singer closed the public hearing at 9:04 p.m.

Wozniak read review comments from the Fire Prevention Officer, Board of Health, and Engineering Superintendent who all had no comments or issues with the project.

Board Discussion/Decision

Valley Precision Parts Corp. for property located at 15 Greenfield Street (Assessor’s Tax Map R05, Lots 28 & 28C)



City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Roxann Wedegartner
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloni, Mark (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

Chairman Singer read the three criteria for variances to the Board. The Board discussed the three criteria required to be met in order to grant a variance. The Board reached consensus that the following three criteria under Section 200-8.7(A) have been met:

(1) A literal enforcement of the provisions of this ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant;

Given the existing parking issues at 15 Greenfield Street and the presence of wetlands in the area of the proposed parking lot, a literal enforcement of the provisions of this ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

(2) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures but not affecting generally the zoning district in which it is located;

Due to wetlands on the parcel and Greenfield’s local Wetlands Ordinance’s 25 foot no disturb zone requirement, the parking lot placement on the lot was the only viable option.

(3) Desirable relief may be granted without either substantial detriment to the public good or without nullifying or substantially derogating from the intent or purpose of this ordinance.

Given the location of the parking lot in the I-91 Industrial Park away from residential neighborhoods, desirable relief can be granted without either substantial detriment to the public good or without nullifying or substantially derogating from the intent or purpose of this ordinance.

MOTION: Moved by Winn, seconded by Maloni, and voted 5:0:0 to approve the 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 with the following conditions:

- 1) The Applicant shall adhere to the submitted site plan dated April 26, 2023;
- 2) The Board has determined that the project meets all three criteria required to grant a variance under Section 200-8.7(A) of the Zoning Ordinance.

Approval of Minutes:

MOTION: Moved by Wozniak, seconded by Gilkes, and voted 5:0:0 to approve the meeting minutes of April 13, 2023.

Adjournment:

MOTION: Moved by Maloni, seconded by Gilkes, and voted 5:0:0 to adjourn the meeting at 9:32 p.m.



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 (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development