



Roxann Wedegartner  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**ZONING BOARD OF APPEALS**

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**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 18, 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 Wilson's on Main, LLC c/o The Community Builders for property located at 242-262 Main Street (Assessor's Tax Maps 51 and 57, Lots 53, 56, 57, and 95), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(B7); 200-7.12; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the rehabilitation of the existing vacant Wilson's Department Store building into a mixed-use property containing the relocated Franklin Community Co-op occupying the first floor and lower level and the creation of 65 mixed income, affordable rental apartments on Floors 3-5 of the existing building as well as within a newly proposed addition fronting on Chapman Street at this location. The project will include the historic renovation of the existing Main Street façade as well as redevelopment of a previously abandoned foundation along Chapman Street.
3. Approval of Meeting Minutes from May 11, 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.**