



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
****2nd Floor Meeting Room****
20 Sanderson Street

Thursday, September 14, 2023

***** 6:30 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. **6:30 p.m.:** Application of Margaret Eisenhauer and Alexa Beach for property located at 29 Highland Avenue (Assessor's Tax Map 53, Lot 8), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C1); 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow four (4) sheep and one guard animal (either a llama or a donkey) on land less than five (5) acres at this location.
 - b. **6:45 p.m.:** Application of Greenside Holdings, LLC c/o Rich Ferrara for property located at 180 Laurel Street (Assessor's Tax Map R41, Lots 2 & 2F), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C16); 200-7.17; 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the construction of an indoor marijuana cultivation facility with accessory retail at this location.
 - c. **7:00 p.m.:** Application of A.R. Sandri, Inc. for property located at 191 Cleveland Street (Assessor's Tax Map 112, Lot 4), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C12); 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the construction of two 20,000-gallon bulk fuel storage tanks and new loading rack with an existing bulk fuel storage and distribution facility at this location.
 - d. **7:15 p.m.:** Application of Christine Sayers for property located at 69 Oakland Street (Assessor's Tax Map 127, Lot 50), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant



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to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance, in order to allow the construction of a second garage bay to the existing attached garage to be located within eight feet of the neighboring property line at this location.

- e. **7:30 p.m.:** Application of M2B Home Delivery, Inc. for property located at 139 Silvio O'Conte Drive (Assessor's Tax Map R05, Lot 24H), which is located in the Planned Industry (PI) Zoning District, for a special permit pursuant to Sections 200-4.12(C17); 200-7.17; 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the establishment of a Marijuana Delivery Operator facility at this location.

3. Approval of Meeting Minutes from June 8, 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.