



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 (2026)
Wozniak, Peter (2026)

- Moschella Inquired about the requested guard animal and expressed concerns about predators.
- Eisenhauer Responded that they did speak with someone about predators when they reached out about a guard animal. They were told that there is low risk in terms of predators since they will be enclosed with an electric fence.
- Gilkes Inquired on the size of the area that the electric fencing will take up.
- Beach Responded about a 200 foot perimeter.
- Gilkes Asked how the animals are kept within the property boundaries.
- Eisenhauer Responded that the sheep are kept on the property by the electric fencing which also keeps predators out.
- Winn Inquired on waste from the sheep.
- Eisenhauer Responded that sheep poop is in the form of small pellets like rabbits which easily breaks down into the soil. There is a large vegetated area between the wetland and the area where the sheep are kept.
- Wozniak Asked how people will be protected from being hurt by the electric fence.
- Eisenhauer Responded that they could put up signage for this purpose.
- Singer Inquired on the voltage of the electric fence.
- Eisenhauer Responded that they do not know the voltage of the electric fence. She stated that they accidentally touched the fence several times. The experience was unpleasant but not dangerous.
- Singer Inquired if a guard animal is necessary with having two sheep.
- Eisenhauer Responded that it would be beneficial to have a guard animal, it is not necessary.
- Singer Asked the Applicants to give an overview of the overall vision they have for the property.
- Eisenhauer Responded that they want to create a pollinator meadow in their front yard area and have a pollinator garden near the street. She stated that their long term plan for the property will improve the property both in terms of sustainability and value according to the Association of Realtors.

Chairman Singer opened up the public hearing for public comment at 6:50 p.m.



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Dennis Close, 25 Highland Avenue, Greenfield

Mr. Close submitted written comments to the Board. He stated that he is against the request. His household can hear the sheep which to them is a disturbance. Allowing two (2) additional sheep would increase the noise disturbance. He expressed concerns about smell, waste, rodents, predators, and property values. They bought into the Highland Avenue neighborhood because it is a residential area, not a farming area.

Jennifer Bryant, 25 Highland Avenue, Greenfield

Ms. Bryant stated that agrees with everything that Mr. Close has stated. She is against the request.

Tania Hart, 7 James Street, Greenfield

She stated that she is against this request. She stated that she bought her house in 2019 and is concerned about quality of life in the neighborhood as well as property values.

Peter Ruggeri, 152 Highland Avenue, Greenfield

He stated that he is against this request. He stated that he has been to 25 Highland Avenue and could see the area where the sheep are kept.

Thomas Healy, 130 Highland Avenue, Greenfield

He stated that he is against this request. He asked if the Applicants reached out to the neighbors about their long-term vision of the property or did the sheep just appear. Through Chairman Singer, the Applicants responded that the sheep were orphans so they gave them a new home.

Joseph Gagne, 93 Highland Avenue, Greenfield

He stated that he is against this request. He stated that he supports the pollinator garden idea. He also stated that took a video of a large coyote in the neighbor hood so he is concerned about predators.

William Campbell, 86 Highland Avenue, Greenfield

He stated that he is against this request. He expressed concerns about leaving the sheep and other waste on the property.

Janet Calcari, 30 Crescent Street, Greenfield

She stated that she is against this request. She asked if there is a plan for escaped animals. She expressed concerns about the proposed size of the fenced area as well as predators and potential harm to the sheep and other animals. Through Chairman Singer, the Applicants responded that the sheep did escape once because they forgot to turn on the electric fence but that they were found hanging around their back door waiting for them.

Paul Calcari, 30 Crescent Street, Greenfield

He stated that he is against this request.

Marlynn Clayton, 8 Peabody Lane, Greenfield

She stated that she is against this request. She expressed concerns about waste from the llama or donkey as well as the safety of her little dog.



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Robert Fontaine, 86 Peabody Lane, Greenfield

He stated that he is against this request. He inquired on when the sheep were obtained. Through Chairman Singer, the Applicants responded that the sheep were born in April 2023.

Kathleen Fontaine, 86 Peabody Lane, Greenfield

She stated that she is against this request.

Christopher Klosson, 16 Peabody Lane, Greenfield

He stated that he is against this request.

David Funk, 51 Highland Avenue, Greenfield

He stated that he is against this request. He stated that the request goes against the public good for this area.

Keraa Coopersmith-Funk, 51 Highland Avenue, Greenfield

She stated that she is against this request. She stated that she has seen many large coyotes in the area. She expressed concerns about rats and other rodents as well as noise. Through Chairman Singer, the Applicants responded that llama or donkey waste can be composted and later used.

Mark Arnold, 47 Highland Avenue, Greenfield

He stated that he is against this request. Asked if the land area is enough area for 5 animals and whether the animals will winter on the property. Through Chairman Singer, the Applicants responded that the animals would winter on the property. The two sheep they currently have are Islamic sheep which are cold weather animals so the winter is good for them. The sheep do not eat grain, they eat hay or grass. During summer months, they eat grass and during winter months they would eat hay. One could have 6-8 sheep per acre.

Cornelia Ann Miller, 47 Highland Avenue, Greenfield

She stated that she is against this request. She stated that the sound of the sheep is like crying children which is disconcerting. She expressed concerns about noise. She would like to support her neighbors but also wants to support the Applicants. Through Chairman Singer, the Applicants responded that early on, the sheep did make more noise early on but since June, they have been much quieter.

Douglas Andrew, 7 James Street, Greenfield

He stated that he is against this request. He asked if the Applicants told the realtor and previous owners about their plans to have sheep. He expressed concerns about attracting bats. He inquired on where the permanent structure will be located.

Christina Schoellkopf, 15 James Street, Greenfield

She stated that she supports this request. She stated that she likes animals and has no issues with the request.

Al Norman, 21 Grinnell Street, Greenfield

He stated that in the past, the Highland Avenue area traditionally had farm animals. He stated that he supports the plan to have pollinator meadows and gardens but is in the middle relative to the request for sheep and a guard



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animal. He stated that he likes the sheep. Through Chairman Singer, the Applicants responded that they do not intend to be farmers or have a farm.

Wozniak read review comments from the Health Department Director Jennifer Hoffman who expressed concerns about noise and smell in a residential neighborhood and its potential to be a nuisance; Engineering Superintendent and Fire Prevention Officer who all had no comments or issues with the project; and a list of all people who submitted written comments either through email or by letter, their addresses and whether they were for or against the request.

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

Chairman Singer closed the public hearing at 7:58 p.m.

Board Discussion/Decision

Margaret Eisenhauer and Alexa Beach for property located at 29 Highland Avenue (Assessor’s Tax Map 53, Lot 8)

Moschella Asked if such an approval would set a precedent.

Singer Responded no.

Moschella Asked if the Board could set conditions such that the permit could later be revoked.

Singer Responded yes.

The Board discussed the criteria of approval as well as potential conditions of approval

Based on this discussion, the Applicants requested to withdraw their application without prejudice. The Board granted the request.

- 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.

At a public meeting on Thursday, September 14, 2023 at 6:45 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 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. Chairman Singer explained the public hearing process to the Applicants. Wozniak read the public hearing notice into the record. Members of the Board



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sitting were David Singer, Chairman; Peter Wozniak, Clerk; James Winn; Debra Gilkes; and Mark Maloni. The following project proponents were present: Tony Wonseski, P.E., SVE Associates; Rich Ferrara, Jason Kramer, and A.T. Desta of Greenerside Holdings.

Ferrara Mr. Ferrara gave an overview of the project to the Board. He stated that Greenerside Holdings is proposing a 30,000 square foot indoor marijuana cultivation facility with a 2,000 square foot accessory marijuana retail outlet store at 180 Laurel Street.

Wonseski Mr. Wonseski gave an overview of the history of the site to include previous uses over time. He reviewed existing conditions to include soil types. Because of the soil type at the site, drainage can be infiltrated into the ground. He reviewed the submitted site plan with the Board to include the site entrance. He stated that some existing asphalt will be removed for open space decreasing impervious surface area. There will be about twenty (20) employees for the cultivation facility which includes the accessory retail store. A new water line will be installed for the cultivation facility. New lighting fixtures will be installed which will be shielded and downcast to meet zoning requirements. He stated that when the Bendix manufacturing facility was operating, there were about 200 parking spaces on site. The new facility will have 107 off-street parking spaces. The proposed hours of operation are 7:00 a.m. to 10:00 p.m. seven (7) days per week for the cultivation facility and 10:00 a.m. to 10:00 p.m. Monday through Saturday and 10:00 a.m. to 8:00 p.m. on Sundays for the accessory retail store. He reviewed the traffic impact statement with the Board.

Moschella Inquired on why the existing slab isn't being used.

Ferrara Responded that the metal building they purchased for the cultivation facility does not work with the existing slab.

Wozniak Inquired on odor control for the facility.

Ferrara Responded that the steel building they purchased is a sealed building that will also have carbon filters for odor control.

Maloni No questions.

Gilkes Asked why they decided to come to Greenfield.

Kramer Responded that former mayor William Martin reached out to them about the 180 Laurel Street site.

Gilkes Inquired if the 20 employees are just for the cultivation facility.

Ferrara Responded that there will be 3-4 employees for the accessory retail store and the rest for the cultivation facility.



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- Winn Inquired if the site as a brownfield site has been cleaned up.
- Ferrara Responded yes.
- Woknaik Inquired if there will be any backup generators on site for the facility.
- Ferrara Responded yes.
- Singer Inquired on the type and frequency of trucks to the site.
- Ferrara Responded that they will use box trucks for the cultivation facility with an occasional use of a tractor trailer every few months. He stated that vans will be used for the accessory retail.
- Wozniak Inquired the required community outreach meeting.
- Ferrara Responded that they did hold the required community outreach meeting and that they were well received.

Chairman Singer opened the public hearing up for continued public comment at 8:32 p.m.

Douglas Smith, 142 Laurel Street, Greenfield

He expressed concerns about the hours of operation for the retail store; he believes that 10:00 p.m. is too late. He mentioned the lack of street lights in this area and the need for sidewalk from the Buckley Health Care facility to the property.

Arthur Ruggles, 9 Long Avenue, Greenfield

He stated that he is here to represent the Greenfield Public Library Foundation. He stated that he has been talking to the owners for about 3 ½ years about as donation to the Foundation. They have committed to a six-figure donation with ten percent already given. He stated that Greenside Holdings is very community oriented and that he is extremely happy for the way that they have supported the community.

Ronald Weeks, 165 Wisdom Way, Greenfield

He stated that he supports the project. He stated that he has had nothing but positive interactions with the property owners since they purchased the property. He expressed concerns about lighting on Laurel Street Ext. as well as the proposed hours of operation for the retail store. Closing at 8:00 p.m. would be more appropriate.

Katherine Boliski, 165 Wisdom Way, Greenfield

She expressed concerns about the retail store being open until 10:00 p.m., she is okay with 8:00 p.m. She expressed concerns about security for the facility.

Al Norman, 21 Grinnell Street, Greenfield

Inquired if former mayor William Martin was mayor when he suggested this site for their development and whether he has any financial interest in the business. Through Chairman Singer, Mr. Ferrara responded yes to the



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first question and no to the second question. Mr. Norman stated that he supports closing the accessory retail store at 8:00 p.m. as opposed to 10:00 p.m. He requested that the Board consider peer review for this project to review the traffic impact statement. He stated that he thinks that the cultivation being an indoor facility using a sealed steel building is a positive thing as there have been issues with outdoor facilities. He stated that he was uncomfortable with the library donation comments during a public hearing.

Chairman Singer closed the public hearing at 8:53 p.m.

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

Board Discussion/Decision

Greenerside Holdings, LLC c/o Rich Ferrara for property located at 180 Laurel Street (Assessor’s Tax Map R41, Lots 2 & 2F)

The Board reached consensus that a peer review of the traffic impact statement is not necessary. The Board discussed potential conditions of approval.

MOTION: Moved by Winn, seconded by Wozniak, and voted 5:0:0 to approve the application of Greenerside 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 with the following conditions:

- 1) The Applicant shall adhere to the revised plan set dated August 25, 2023;
- 2) The Applicant shall adhere to the submitted application materials and as presented to the Board;
- 3) The Applicant shall submit the letter of approval for the security plan from Police Chief Robert Haigh within 60 days of approval;
- 4) No more than one (1) tractor trailer truck delivery shall be allowed per month. The deliveries shall occur between 7:00 a.m. and 5:00 p.m. Monday through Friday;
- 5) The Hours of operation for the indoor marijuana cultivation facility shall be 7:00 a.m. to 10:00 p.m. seven (7) days per week;
- 6) The hours of operation for the accessory marijuana retail establishment shall be 10:00 a.m. to 8:00 p.m. seven (7) days per week.

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.



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At a public meeting on Thursday, September 14, 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 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. Chairman Singer explained the public hearing process to the Applicants. 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: Michael Behn, President of A.R. Sandri, Inc.; Becky Lukowski, A.R. Sandri; and David Frothingham, Professional Engineer from Wilcox & Barton.

- Singer Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.
- Behn Mr. Behn introduced himself and the members of his team.
- Frothingham Mr. Frothingham gave an overview of the project to the Board. He stated that currently, they drive to Springfield to pick up diesel fuel with smaller trucks requiring many vehicle trips. They would like to install two (2) new 20,000 gallon above ground tanks for diesel fuel storage to reduce such vehicle trips. Diesel delivery to the new tanks would require large trucks but the frequency of deliveries would be reduced. The existing pump house, loading rack, and storage shed would all be demolished and rebuilt at a new location on-site. There is an existing earth berm around the existing 200,000 gallon fuel tank. There will be a new containment area and a new canopy over the loading rack and pumps. This is a change from the sub mitted plan set. Silver Street is about 23 feet in height above the site. The entire area will be fenced with gates and security cameras.
- Moschella Inquired about the dike and drainage to it.
- Frothingham Reviewed the location of the existing earth berm as well as the new containment area with the Board.
- Maloni No questions.
- Gilkes No questions.
- Winn No questions.
- Wozniak No questions.

Chairman Singer opened up the public hearing for public comment at 9:21 p.m. No public comment. Chairman Singer closed the public hearing at 9:22 p.m.



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

Board Discussion/Decision

A.R. Sandri, Inc. for property located at 191 Cleveland Street (Assessor’s Tax Map 112, Lot 4)

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

- 1) **The Applicant shall obtain approval from the State Fire Marshall’s Office;**
- 2) **The Applicant shall adhere to the submitted application materials and as presented to the Board;**
- 3) **The Applicant shall submit the revised plan set to the Department of Planning and Development within 30 days of approval.**

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 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.

At a public meeting on Thursday, September 14, 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 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 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. 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: Christine Sayers.

Singer 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.

Sayers Ms. Sayers introduced herself to the Board and stated that she wants to add a second bay to her existing garage. She stated that her father passed away and left her a car that she wants to store in her garage. She is requesting a 20% reduction of the required ten (10) foot side yard setback which is eight (8) feet.



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No questions from the Board.

Chairman Singer opened up the public hearing for public comment at 9:25 p.m. No public comment.

Chairman Singer closed the public hearing at 9:25 p.m.

Wozniak read review comments from the Engineering Superintendent; Fire Prevention Officer; and Board of Health who all had no comments or issues with the project. Wozniak read public comment from Gail and Donald Healey who are direct abutters at 75 Oakland Street and support the request.

Board Discussion/Decision

Christine Sayers for property located at 69 Oakland Street (Assessor’s Tax Map 127, Lot 50)

MOTION: Moved by Wozniak, seconded by Winn, and voted 5:0:0 to approve the 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 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 with the following condition:
1) The Applicant shall adhere to the submitted site plan dated July 27, 2023.

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.**

At a public meeting on Thursday, September 14, 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 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. 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: Adam Provost, President of M2B Home Delivery; Mike Coco and Alexandra Mossey, future employees of M2B Home Delivery.

Singer Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.

Provost Mr. Provost himself and his team to the Board and gave an overview of the project. He stated that there currently is extra office space at Summit Ice located at 139 Silvio O’Conte Drive in the I-91 Industrial Park. He would like to use this space for a marijuana Delivery Operator business at this location. Bathrooms will be shared between Summit Ice and M2B Home Delivery. There



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will be no retail sales, curbside pickup, or public going to the facility. It would be only for deliveries out to customers. They would like to start off with two (2) delivery vehicles and expand to three in the future. The vehicles will be nondescript as per CCC regulations. There will be two (2) people per vehicle body cameras and vehicle cameras. The wholesale product will be delivered through the primary entrance to the building. Easthampton is the closest community with an operational delivery operator facility. M2B territory will initially be the surrounding communities with future expansion to a larger area.

Winn Inquired if they will be buying wholesale locally.

Provost Responded yes.

Gilkes Inquired on the hours of operation.

Provost Responded 8:00 a.m. to 9:00 p.m. seven (7) days per week.

Winn Inquired on signage.

Provost Responded that the only signage they will use are decals on the entrance door.

The Board had no further questions.

Chairman Singer opened up the public hearing for public comment at 9:48 p.m. No public comment.
Chairman Singer closed the public hearing at 9:48 p.m.

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

Board Discussion/Decision

M2B Home Delivery, Inc. for property located at 139 Silvio O’Conte Drive (Assessor’s Tax Map R05, Lot 24H)

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

- 1) The hours of operation shall be 8:00 a.m. to 9:00 p.m. seven (7) days per week;
- 2) The Applicant shall adhere to the submitted application materials and as presented to the Board.



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 (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2026)
Wozniak, Peter (2026)

Approval of Minutes:

MOTION: Moved by Winn, seconded by Gilkes, and voted 5:0:0 to approve the meeting minutes of June 8, 2023 as amended.

Adjournment:

MOTION: Moved by Wozniak, seconded by Winn, and voted 5:0:0 to adjourn the meeting at 10:59 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development