





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 (2026)  
Wozniak, Peter (2026)

intends to gain legal control over in the near future . The Applicant reviewed the application with the Board and read in to the record the high points of his submittal letter to the Board dated August 21, 2023.

Williams Stated that the construction will take from 3-6 months and that the work will be done from 7AM to 7PM from Monday thru Saturday. The access to the property is along the Substation Access Road as shown on an Aerial Overview submitted by the Applicant.

Chairman Singer opened the public hearing to public comment at 6:45 p.m.

Clayton Davenport Stated that he and his family own the property next door, a portion of which the Applicant is representing will be part of the project. He claims that his family and the Applicant have not yet signed a written agreement for the purchase and sale of that portion of land, and wondered how that fit in to the application process, the Board’s decision and the right of applicant to use his property.

Attorney Weaver The Applicant and Davenport family are in the middle of negotiations and he stated he was optimistic that an agreement will be reached in the near future.

Singer Any favorable decision by the ZBA will be subject to and conditioned upon the Applicant securing legal control of that portion of the project shown as being a portion of the Davenport property.

Attorney Weaver Applicant understands.

Singer closed the public comment at 6:55pm.

Wozniak read review comments to the tech review committee from Eric Twarog dated August 3, 2023; which incorporated comments from the Engineering Superintendent, Board of Health, Fire Prevention Officer and Department of Planning and Development.

**Board Discussion/Decision**

**NSTAR Electric Co., d/b/a Eversource Energy**  
**For property located at 12 Lower Road (Assessor’s Tax Map R41, Lot 28)**

Singer No issues or concerns with the project.

Winn No issues or concerns with the project.

Wozniak No issues or concerns with the project.

Gilkes No issues or concerns with the project.



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The Board discussed potential conditions of approval.

**MOTION** Moved by Gilkes, 2<sup>nd</sup> by Winn, and voted 4:0:0 to approve the application of NSTAR Electric Co., d/b/a Eversource Energy for property located at 12 Lower Road (Assessor's Tax Map R41, Lot 28), which is located in the General Industry (GI) Zoning District for a special permit and site plan approval pursuant to Sections 200-4.11(C3); 200-8.3; and 200-8.4 of the Zoning Ordinance in order to allow for the expansion of the electrical substation at this location with the following conditions:

- 1) The Applicant shall adhere to the site plan dated February 2022 and submitted with the application and presented to the ZBA at the public hearing on October 19, 2023;
- 2) This decision is subject to and shall incorporate by reference the terms and conditions of the applicant's application and any other documents submitted by applicant to the ZBA;
- 3) The hours of operation for construction shall be 7:00 a.m. – 7:00 p.m., Monday thru Saturday; no work to be done on Sunday;
- 4) This decision shall be subject to and shall incorporate by reference the terms and conditions of the Tech Review Summary drafted by Eric Twarog dated August 3, 2023;
- 5) This Special Permit is subject to and conditioned upon the Applicant obtaining legal control of that portion of the adjacent property n/f of Clayton Davenport, et al recorded in the Franklin County Registry of Deeds at Book 6049, Page 169 necessary to complete the project as presented and applied for;
- 6) The Applicant shall access the property over Substation Access Road; and
- 7) The Applicant shall obtain a building permit before building a fence over 6 feet in height.

Approval of Minutes:

**MOTION:** Moved by Winn, seconded by Gilkes, and voted 4:0:0 to approve the meeting minutes of September 14, 2023.

Adjournment:

**MOTION:** Moved by Wozniak, seconded by Winn, and voted 4:0:0 to adjourn the meeting at 7:15 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development