



Virginia Desorgher
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)

Department, and the Department of Planning and Development. Mr. Martin reviewed the layout plan with the Board showing the location of the approved loop drive. He reviewed the proposed parking with the Board to include garage parking and off-street parking. He stated that there is an area of about ½ acre that could be utilized for additional parking if needed but they would like to create a mini-neighborhood recreation area with this land. He reviewed the areas of the proposed setback reductions with the Board. He reviewed the existing and proposed screening of the development from the abutters.

- Singer Asked the Applicant to show the areas that require special permit approval.
- Martin Reviewed the locations of proposed setback reductions with the Board.
- Singer Inquired if the setback reductions are for bulkheads.
- Martin Responded yes as well as for decks.
- Singer Asked for clarification that the requested reductions of the setback requirements would run the entire length of the setback, not just of the bulkhead area itself.
- Martin Responded yes.
- Wozniak Clarified that the requests for setback reductions for the interior lots are for Building Inspection purposes since there are no abutters.
- Singer Asked the Applicant if it would be enough if the Board allowed setback relief at the six (6) spots shown on the site layout plan instead of the entire length of the property line.
- Martin Asked for clarification on how much area would relief be provided and what conditions may be set for those areas.
- Gilkes Inquired on the 27 foot front yard setback for Unit 10.
- Martin Responded that the required front yard setback for the Urban Residential (RA) District is 25 feet.
- Gilkes Asked if the units were moved two feet closer, would that make a difference in the placement of the buildings.
- Martin Responded that the buildings were placed where they are due to location of utilities to include electric, water, and sewer. He reviewed the location of city water and sewer with the Board and stated that they designed the site so that the extra two feet in the front would be for water/sewer connections.
- Gilkes Inquired on if there are any building elevations submitted.



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Martin Responded no.

Winn Inquired if all utilities will be underground.

Martin Responded yes.

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

Chairman Singer opened the public hearing up to public comment at 7:01 p.m.

Timothy Prevost, 109 Laurel Street, Greenfield

Mr. Prevost requested to review the plan with the Board. He expressed concerns about privacy and security, noise and light pollution, as well as the setback reduction being for the entire length of the property line at that location. He asked why the proposed size of the buildings wasn't reduced to meet the setback requirements. He stated that it was likely to build larger units.

Singer Asked Mr. Prevost if he has any suggested conditions relative to screening for his property.

Prevost Responded that he did speak with Bill Marin about screening at this location and that they could likely work something out. He reviewed the location of the existing vegetative buffer along this property line. He asked if the size of the units could be reduced for the structures to meet current setbacks.

Singer Asked Mr. Prevost and Mr. Martin if they would like to have a discussion of this question at this time.

Martin Responded that he would have to include the engineer and architect for the project to answer this question. He stated that it is theoretically possible that the building along Mr. Prevost's property could have a redesign to meet setbacks since it is a proposed ADA unit.

Wozniak Asked if there is any proposed mechanical equipment such as heat pumps that could make noise.

Martin Responded as of January 1st, due to the new code, they will have all electric with heat pumps for these units for net-zero buildings.

Wozniak Inquired on how noisy the condenser units are.

Prevost Also inquired on the location of the heat pumps and condenser units.

Martin Responded that he cannot answer that question since the architect for the project isn't here. He stated that each housing unit would have one condenser unit.



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Wozniak Suggested that the developer obtain a unit for that location that is the most quiet possible for that application.

Singer Stated that the placement of the heat pumps is not an issue before the Board.

The Board discussed potential screening options with the Applicant and Mr. Prevost.

Martin Stated that they would be willing to add additional arborvitae in the area of the requested side yard setback along Mr. Prevost's property line.

Singer closed the public comment at 7:19pm.

Chairman Singer asked the Board if they have any additional questions at this time. The Board had no additional questions.

Chairman Singer closed the public hearing at 7:19 p.m.

Board Discussion/Decision

William Martin for property located at 107 Fairview Street East (Assessor's Tax Map R24, Lot 6 (A-F))

The Board discussed potential screening options as a condition of approval.

Singer Asked for clarification from Mr. Prevost if he would like the existing vegetation in that area to remain.

Prevost Responded yes.

Singer Clarified that it would be for existing healthy vegetation.

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

Maloni Asked the Board if they could have a general condition for screening regardless of the specific setback requests for Lot 6.

Singer Clarified that if the developer were to reconfigure the buildings to meet all setback requirements, then the Board/City would have no say in requiring screening along that property line. The Board could have a condition of approval to require screening along Mr. Prevost's property line even if that lot was configured to meet setback requirements in that area. He stated for the record that any screening condition would be for the benefit of both the new residents of this residential development as well as the abutting property owned by Mr. Prevost.



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MOTION **Moved by Wozniak, 2nd by Winn, and voted 5:0:0 to approve the application of William Martin for property located at 107 Fairview Street East (Assessor’s Tax Map R24, Lot 6 (A-F)), which is located in the Urban Residential (RA) Zoning District, for a special permit and site plan approval pursuant to Sections 200-5.3(E2); 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow up to a twenty (20) percent reduction of setback requirements for (6) residential lots for two-family condominium development at this location with the following conditions:**

- 1) **The marked up plan set dated December 14, 2023 labeled as Exhibit A shall be used for lot numbers (Plan Sheet EX-1) and required screening areas (Plan Sheet C-1);**
- 2) **The Board grants the twenty (20) percent reduction of the required side yard setback of 10 feet to eight (8) feet for the following locations:**
 - **Lot 1, Areas M and N;**
 - **Lot 2, Areas J, K, and L;**
 - **Lot 3, Areas G, H, and I;**
 - **Lot 5, Areas D, E, and F;**
 - **Lot 6, Areas A, B, and C.**
- 3) **The Applicant shall plant arborvitae within the eight (8) foot corridor area shown for Lot 6 on Exhibit A consistent with what is already shown on the Site Layout Plan;**
- 4) **The Applicant shall keep all existing vegetation in this corridor area as well as any existing vegetation overhanging from the northeast side of the property with the exception of unhealthy and dangerous vegetation.**

Approval of Minutes:

MOTION: **Moved by Wozniak, seconded by Winn, and voted 5:0:0 to approve the meeting minutes of January 11, 2024.**

Adjournment:

MOTION: **Moved by Winn, seconded by Wozniak, and voted 5:0:0 to adjourn the meeting at 7:56 p.m.**

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development