



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.

Boyd, Walter (2023)  
Gilkes, Debra (2022)  
Maloney, Mark (2022)  
Popkin, Julia (2023)  
Singer, David (2021)  
Winn, James (2023)  
Wozniak, Peter (2023)

**ZONING BOARD OF APPEALS**  
**Minutes of May 13, 2021**  
**Webex Meeting**

The meeting was called to order by Chair, Mark Maloney at 7:02 p.m. with the following members:

**PRESENT:** Mark Maloney, Chairman James Winn, Clerk Peter Wozniak  
David Singer Debra Gilkes Walter Boyd

**ABSENT:** Julia Popkin

**ALSO PRESENT:** Joshua T. Knechtel

**CHAIRS STATEMENT:** This meeting is being recorded, if any other persons present are doing the same, you must notify the chairperson at this time. No one responded.

Chairman Maloney announced that the public hearing scheduled for 7:15 p.m. this evening on the application of Greenfield Greenery, LLC for property located at 493 Leyden Road has been continued to the June 10, 2021 meeting of the ZBA due to an error in the abutters list. All abutters will be re-notified of the public hearing.

Public Hearings:

- a. **7:00 p.m.:** Application of Joshua T. Knechtel for property located at 33 Phyllis Lane (Assessor’s Tax Map R28, Lot 11), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-6.3 and 200-8.3 of the Zoning Ordinance, in order to allow a Home Occupation for the operation of a wood working and car cleaning business in the existing garage space at this location.

At a public meeting on Thursday, May 13, 2021 at 7:00 p.m., through Webex, the Greenfield Zoning Board of Appeals held a public hearing on the application of Joshua T. Knechtel for property located at 33 Phyllis Lane (Assessor’s Tax Map R28, Lot 11), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-6.3 and 200-8.3 of the Zoning Ordinance, in order to allow a Home Occupation for the operation of a wood working and car cleaning business in the existing garage space at this location. Chairman Maloney explained the public hearing process to the Applicant. Winn read the public notice into the record. Members of the Board sitting were Mark Maloney, Chairman; James Winn, Clerk; Peter Wozniak; David Singer; and Debra Gilkes. The following project proponent was present: Joshua T. Knechtel.

**Maloney** Introduced the Board members sitting and asked the Applicant to introduce himself and explain what he wants to do, where he wants to do it, and why.

**Knechtel** Responded that he would like to utilize the existing garage space at 33 Phyllis Lane for a woodworking shop primarily to build small timber building kits. He would also like to be able to do car cleaning in this space as well as other woodworking projects as the timber kit business would not likely offer full-time employment. He stated that he understands that he will need to



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- meet both fire and building codes for the home business. He stated that he is concerned whether this would be allowed in the neighborhood and if the abutters had any objections
- Maloney Asked the Applicant to talk about the garage and the storage of materials as well as hours of operation.
- Knechtel Responded that the garage is an existing two-car garage attached to the house. It is approximately 690 square feet in size. All work would be done in the garage space but there would be times when materials would have to be stored outside of the garage. The proposed hours of operation would be Monday through Friday from 8:00 AM to 5:00 PM. It is a quiet neighborhood so he would like to keep it that way. He stated that he would like to hire a part-time employee that would help out from time to time.
- Maloney Asked for clarification that it would be one person.
- Knechtel Responded yes, one part-time person.
- Maloney Asked about the length of the driveway.
- Knechtel Responded about 80 feet in length. The driveway can hold four vehicles deep.
- Maloney Inquired if the Applicant lives at 33 Phyllis Lane.
- Knechtel Responded yes.
- Maloney Asked the Applicant if he is in receipt of the Inspector of Buildings letter and the Fire Prevention Officer's letter.
- Knechtel Responded yes.
- Maloney Stated that if the Board grants the requested permit, only a small sign is allowed as per the Greenfield Zoning Ordinance. He asked how many vehicles are there on the property.
- Knechtel Responded two at the present time.
- Maloney Asked if that amount is the normal amount of vehicles that would be there.
- Knechtel Responded yes for the people living there. He would expect only one vehicle at a time for the car cleaning business.
- Maloney Asked how materials would be delivered to the property.



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- Knechtel Responded that deliveries would be made by flatbed or box trucks as tractor trailers would not be allowed on the residential streets in the area. The trucks would have to have to ability to off load as he would not have a fork lift for unloading.
- Maloney Inquired if there would be any additional exterior lighting for the home business.
- Knechtel Responded no and that there would be no changes to the exterior of the building.
- Maloney Asked if he is the owner of the property.
- Knechtel Responded no and that the owner is Diana M. Schindler who is present at this Webex meeting.
- Maloney Asked the Applicant if he wants to add anything at this time.
- Knechtel Responded no.
- Winn Read review correspondence from the Board of Health (no comments or issues), Engineering Superintendent (no comments or issues), Fire Prevention Officer, Response letter from the Applicant to the Fire Prevention Officer, and Inspector of Buildings.
- Maloney Asked the Applicant if he understands that if the Board grants the permit for a Home Occupation at this location, that he would need to meet all requirement pf the Inspector of Buildings and the Fire Prevention Officer.
- Knechtel Responded yes.
- Maloney Read authorization letter from the property owner Diana M. Schindler. He reviewed with the Board that there will be no exterior changes to the building or new lighting and that there is room in the driveway for deliveries. The Applicant is anticipating building about two small timber frame shed-type buildings per month and if all goes well would hire one part-time employee who would also need to park off street.
- Chairman Maloney asked the Board members if they have any comments or questions at this time.
- Winn Responded no questions and that he supports the request and thinks it would fit in with the neighborhood and not have a negative impact.
- Wozniak Stated that he has concerns about the code review required by the Inspector of Buildings and the dust and woodchips from the woodworking business. How would he the Applicant handle that? Stated that he is concerned that the dust and woodchips constitute a flammable fire hazard.
- Knechtel Responded that he does not anticipate a lot of dust or debris and that he will have a dust separator collection system in the shop. If after a code review, he is required to have mechanical



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ventilation installed, he would do that. He stated that he would be cutting timbers on a pair of saw horses with a hand saw or circular saw. For shaving of wood chips, he would use a chisel or drill and would sweep that material up and remove it from the garage. He would put it in the compost pile in the yard. He would also like to offer the material to local farmers for bedding for animals and/or for mixing compost.

- Wozniak Stated that it sounds like there would be a lot of material if he will be offering it to local farmers. Asked the Applicant if he would be storing such material i=on site for long periods of time.
- Knechtel Responded that he currently uses such material for his composting. He anticipates about 1-2 wheelbarrows full of material per week. He would put the material in his compost pile and try to move it right along to local farmers.
- Wozniak Inquired where the materials for the timber frame business would be stored.
- Knechtel Responded that the timber would have to be stored along the driveway and be moved into the garage a little at a time. The finished product would be stored there as well until a truck picks it up to deliver to his customers.
- Wozniak Stated that the Zoning Ordinance doesn't allow for the outdoor storage of materials for Home Occupations (Section 200-6.3(F) of the Zoning Ordinance) and would he be in conflict with that provision.
- Knechtel Asked if that means he would need to build a shed to hold the materials.
- Wozniak Asked about materials currently being stored outside at the property.
- Knechtel Responded that the materials currently being stored outside are for a personal project he started before applying for a Home Occupation. Inquired if that requirement is for aesthetic purposes and if the materials could be screened someway.
- Maloney Read Section 200-6.3(F) of the Zoning Ordinance. He stated that the Applicant isn't proposing a production line type of business but would only being two timber built structures per month. He stated that storing delivered materials outside for a few hours is one thing and storing the materials for several days is another thing.
- Knechtel Responded that he would need to store lumber outside of the garage and that he would be willing to screen the materials by fencing or landscaping around them. He would also be willing to be some type of enclosure around them. There is not room in the garage to store the lumber.
- Wozniak Asked how long the turnaround is for the lumber being stored outside.



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- Knechtel Responded that once materials are delivered, it would be about two weeks before the finished product is picked up and delivered to the customer. Some lumber would be outside during that time period.
- Maloney Asked what the largest size of lumber that he anticipates getting.
- Knechtel Responded 16 feet long being 8" x 8".
- Maloney Asked if the garage is 30 feet deep and 23 feet wide.
- Knechtel Responded yes.
- Maloney Asked if the lumber could be stored in the garage.
- Knechtel Responded yes, that the lumber could be stacked inside the garage.
- Singer Stated that Peter Wozniak brought out a good point. He stated that he met with the Applicant during his site visit. The intent of the Zoning Ordinance relative to Home Occupations is that there is no visual evidence that there is a Home Occupation at the property. He inquired of the Applicant if the lumber could be stored behind the garage as well as finished products.
- Knechtel Responded that it is possible to do this.
- Singer Stated that screening wouldn't work here and that he has another set of questions. He stated that there is a section in the Zoning Ordinance that covers performance standards such as noise, smell and dust control and that noise and smell shouldn't be observable without instruments 40 feet from the property. He asked the Applicant if he can abide by that.
- Knechtel Responded that there shouldn't be any smell resulting from the business. For the most part, noise shouldn't be heard 40 feet from the property but that he can't guarantee that once in a while noise be be observable without instruments. Once he insulates the garage and puts in new overhead doors on the garage, noise shouldn't be an issue.
- Singer Asked the Applicant if the Board were to require that no smell or noise be observable 40 feet from the property, would he be able to do that.
- Knechtel Responded that he would like to be able to answer yes, but that he cannot guarantee such a condition. If he ran a surface planer, the neighbors may be able to hear it just as he can hear their lawnmower when it is running.
- Singer Clarified that running a lawnmower isn't a Home Occupation.
- Maloney Asked what kind of a surface planer is he talking about.



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- Knechtel      Responded a hand held device.
  
- Maloney      Stated that based on his past experience with timber framing, he is somewhat of an expert. He stated that there is a big difference between a hand held planer and a floor planer.
  
- Gilkes        Stated that all of her questions have been answered.
  
- Boyd         Asked for clarification from David Singer on the section he quoted from the Zoning Ordinance and asked how it is measured.
  
- Singer        Read the relevant paragraph of Section 200-6.8, Performance standards, of the Zoning Ordinance.
  
- Boyd         Stated that the length of the garage, the front yard area, the street right-of-way and the neighbor's front yard area would be around 200 feet.
  
- Singer        Responded that 200 may be too generous, that is about 150 feet.
  
- Maloney      Asked for clarification that the Applicant is not looking to finish the products on site.
  
- Knechtel     Responded no.
  
- Maloney      Stated that the reason he asked that question is because of the performance standards on smell just referenced is a concern for the neighborhood. He clarified that the Applicant would opnly be having lumber delivered for constructing timber building kits for delivery to customers and the no finishing work would be done at the property. Asked the Applicant if he would be okay with a condition of approval from the board that requires the lumber to be either stored in the garage or in another enclosed structure such as a hoop house but not in the front yard setback area
  
- Knechtel     Responded yes.
  
- Chairman Maloney opened the Public Hearing for public comment at 7:41 p.m. No public comment.
  
- Chairman Maloney closed the Public Hearing for public comment at 7:42 p.m.
  
- Maloney      Clarified that materials would be delivered once per week for building two timber kits per week.
  
- Knechtel     Responded most likely less than two per week.
  
- Maloney      Further clarified that the Applicant would be okay with a condition that all materials would be stored inside and that all waste materials would be removed from the site on a regular basis and that all requirement of the Inspector of Buildings and the Fire Prevention Officer be met. He asked if the Applicant understands the questions asked and the responses given and the other potential conditions of approval previously discussed.



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Knechtel Responded yes.

Chairman Maloney asked the Board members if they have any additional comments or questions at this time.

Winn No questions or concerns as long as the requirements of the Inspector of Buildings and the Fire Prevention Officer are met.

Wozniak Stated that he neglected to ask about whether there are any solvent or other chemicals used for the car cleaning business.

Knechtel Responded that there are products used for the interior of vehicles that have a smell but they not a solvents and shouldn't travel outside of the garage space. Car wax also has a bit of a scent but shouldn't travel outside of the garage.

Singer No additional questions.

Gilkes No additional questions.

Boyd Inquired if there are pieces of equipment used for the car detailing business that would generate loud noises.

Knechtel Responded yes, there would be a vacuum cleaner and also an electric buffer that sounds sort of like an electric drill.

Chairman Maloney asked the Applicant if he has any final comments.

Knechtel Responded no.

**Board Discussion/Decision**

**Joshua T. Knechtel for property located at 33 Phyllis Lane (Assessor's Map R28, Lot 1)**

Maloney Stated that based on the questions and discussion that took place, he thinks that the proposal is acceptable for the neighborhood. Also, they have not heard from any of the abutters either in-person or through written correspondence which is a good thing. He stated that they could set conditions of approval that would make the proposed Home Occupation acceptable for the neighborhood. He stated that he doesn't believe that the Applicant is asking for too much for this location. With the conditions of no on-street parking of employees or delivery of materials, the neighborhood will be protected. The Applicant understands that a maximum of a three (3) square foot sign is allowed for the Home Occupation. No exterior lighting is being proposed. The Applicant must meet the requirements of the Inspector of Buildings and the Fire Prevention Officer. They have received the authorization letter from the property owner and the Applicant does live at the property. The permit should be conditioned to run with the Applicant.



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Winn No questions or concerns.

Wozniak No questions or concerns.

Singer Stated that whether or not abutters responded or attended the meeting, the Board has a responsibility to ensure that the Home Occupation adheres to the provisions of the Zoning Ordinance. He stated that based on the discussion, he believes that the Applicant can do that. He would like to add a condition of approval relative to Section 200-6.8(C2) of the Zoning Ordinance to address Peter Wozniak’s concerns. Also relative to the outdoor storage of materials for Home Occupations, a condition that the materials not be seen by the neighbors be put forth. Also, a condition on the hours of operation needs to be put in place Monday through Friday from 8:00 AM to 5:00 PM.

Knechtel Asked if he would be required to test for noise and smell or if the City would be doing this testing.

Maloney Clarified that such a condition is for the Applicant’s protection. If a complaint is received the Code Enforcement Official would use instruments to measure noise and smell to determine compliance.

Wozniak Stated that the Applicant should consider and understand the financial implications of the code review requirement highlighted in the letter from the Inspector of Buildings.

Gilkes No questions or concerns.

**MOTION:** Moved by Singer, seconded by Wozniak, and voted 5:0:0 to approve the application of Joshua T. Knechtel for property located at 33 Phyllis Lane (Assessor’s Tax Map R28, Lot 11), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-6.3 and 200-8.3 of the Zoning Ordinance, in order to allow a Home Occupation for the operation of a wood working and car cleaning business in the existing garage space at this location with the following conditions:

- 1) The special permit shall only run with the Applicant as long as he lives at the property 33 Phyllis Lane. The permit shall lapse once he moves from the property 33 Phyllis Lane;
- 2) The Applicant shall be allowed one (1) employee for the Home Occupation;
- 3) The hours of operation shall be 8:00 a.m. to 5:00 p.m. Monday through Friday;
- 4) The Applicant shall meet the requirements of Section 200-6.8(C2) of the Zoning Ordinance, performance standards;
- 5) The Applicant shall meet the requirements of Section 200-6.3(F) of the Zoning Ordinance, Home Occupations;
- 6) Employee and customer parking shall be off-street;
- 7) Deliveries shall be made in the driveway and not on-street;





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- 8) **The Applicant shall meet all requirements of the Inspector of Buildings and the Fire Prevention Officer;**
- 9) **The Applicant shall store all materials and finished products under cover and not in the driveway or front yard area.**

Approval of Minutes:

**MOTION: Moved by Singer, seconded by Gilkes, and voted 5:0:0 to approve the meeting minutes of March 11, 2021.**

Adjournment:

**Without objection, Chairman Maloney adjourned the meeting at 8:09 p.m.**

Respectfully Submitted,

Eric Twarog, AICP, Director of Planning and Development