



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 July 8, 2021**

**Upstairs Meeting Room, 20 Sanderson Street**

The meeting was called to order by Chair, Mark Maloney at 7:00 p.m. with the following members:

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

**ABSENT:** Alternate Julia Popkin

**ALSO PRESENT:** Eric Twarog, Director of the Department of Planning and Development

**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.

Annual Reorganization:

**MOTION:** Moved by Winn, seconded by Singer, and voted 5:0:0 to nominate Mark Maloney as Chairman of the Zoning Board of Appeals.

**MOTION:** Moved by Maloney, seconded by Gilkes, and voted 5:0:0 to nominate James Winn as Clerk of the Zoning Board of Appeals.

Public Hearings:

- a. 7:00 p.m.: Application of ACCSS1-LLC for property located at 289 Wells Street (Assessor’s Tax Map 88, Lot 19), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-6.2(E2) and 200-8.3 of the Zoning Ordinance, in order to the installation of a new six (6) foot chain-link security fence with barbed wire at the top and entry gate with 24/7 controlled access for the newly approved self-storage facility at this location.

At a public meeting on Thursday, July 8, 2021 at 7:00 p.m., in the upstairs meeting room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of ACCSS1-LLC for property located at 289 Wells Street (Assessor’s Tax Map 88, Lot 19), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-6.2(E2) and 200-8.3 of the Zoning Ordinance, in order to the installation of a new six (6) foot chain-link security fence with barbed wire at the top and entry gate with 24/7 controlled access for the newly approved self-storage facility 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: Dan Bonham, Thomas Douglas Architects.



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- 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.
  
- Bonham      Introduced himself and presented the project to the Board. The Planning Board recently approved an 84-unit self storage facility at 289 Wells Street. Part of that project proposed was a six (6) foot chain link fence around the building to include the front yard area. The Planning Board was not able to approve the six (6) foot fence along the front of the building and forwarded them on to the Zoning Board of Appeals for approval of the six (6) foot fence along the front which requires a special permit. The six (6) foot fence along the front will have a twenty (20) foot inset for vehicle access. There will not be an access keypad, 24/7 access will be via telephone.
  
- Winn          Asked how far off the railroad tracks is the fence in the back.
  
- Bonham      Responded about 41 feet.
  
- Wozniak      No questions at this time.
  
- Singer        No questions at this time.
  
- Boyd          Questioned why a barbed wire fence is necessary and if there is secure access to the building.
  
- Bonham      Responded that there is secure access to the building through the entrance way.
  
- Gilkes        No questions at this time.
  
- Winn          Read review comments from the Engineering Superintendent (no comments or issues), and Fire Prevention Officer (no comments or issues).

Chairman Maloney opened up the public hearing to public comment at 7:14 p.m.

Ileen Stahl, 284 Chapman Street, Greenfield

Stated that she is concerned about 24 hour access to the self-storage facility and potential noise from alarms. She also expressed concerns about light pollution and asked about additional screening of the facility.

Benjamin Miner, 284 Chapman Street, Greenfield

Expressed concerns about loud noises and light pollution as a result of the project. He questioned why barbed wire fencing is necessary.

Chairman Maloney closed the public hearing to public comment at 7:18 p.m.

- Maloney      Inquired on the type of proposed lighting.



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- Bonham            Responded downcast wall pack lighting.
- Maloney           Stated that a potential condition of approval to deal with noise concerns would be to require the installation of the top ten (10 percent for quietness of gate opening devices.
- Bonham           Stated that the owner would be willing to entertain a potential condition to require vegetative screening in addition to the proposed fence.
- Wozniak           Inquired on the type of device that opens the gate.
- Bonham           Responded that it is a single box device that doesn't use chains.
- Boyd                No questions at this time.
- Gilkes              Asked if an alarm system would be triggered if the building was broken into.
- Bonham            Responded yes.
- a.    **7:15 p.m.: Application of A.R. Sandri for property located at 400 Chapman Street (Assessor's Tax Map 102, Lot 18), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C12) and 200-8.3 of the Zoning Ordinance, in order to allow the installation of a second 30,000 gallon bulk storage propane tank next to the existing 30,000 gallon propane tank at this location.**

At a public meeting on Thursday, July 8, 2021 at 7:15 p.m., in the upstairs meeting room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of A.R. Sandri for property located at 400 Chapman Street (Assessor's Tax Map 102, Lot 18), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C12) and 200-8.3 of the Zoning Ordinance, in order to allow the installation of a second 30,000 gallon bulk storage propane tank next to the existing 30,000 gallon propane tank 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: Michael Behn, President and Chief Operating Official for A.R. Sandri.

- 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.
- Behn                Stated that their propane business became more popular than originally anticipated so they needed to add additional propane storage at their facility to make it through weekends.
- Maloney           Asked the Applicant what has changed since the last approval.
- Behn                Responded nothing except the addition of a second 30,000 gallon propane storage tank.
- Maloney           Asked about vegetative screening along Chapman Street.



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- Behn Responded that they dropped the ball on this one from the previous special permit approval. The Project Manager handling this left and no follow up was done. He fully expected to be called out on this and stated that they will install the vegetation this time around.
- Winn No questions at this time.
- Wozniak No questions at this time.
- Singer No questions at this time.
- Boyd No questions at this time.
- Gilkes No questions at this time.
- Winn Read review correspondence from the Engineering Superintendent (no comments or issues), Health Director (no comments or issues) Fire Prevention Officer (Stated that the State Fire Marshall approves such installations in addition to the local Fire Chief). Also read a letter submitted by Jeff and Anita Kimball of 141 Cleveland Street, Greenfield who expressed safety concerns and are against approval of the application.

Chairman Maloney opened up the public hearing for public comment at 7:36 p.m.

John Pasiglia, 360 Chapman Street, Greenfield

Expressed safety and aesthetic concerns for this project as well as concerns about dropping property values. He stated that snow is currently being pushed toward their property in winter and not toward the retention pond area where it should be directed. He stated that on occasion, he can smell propane which he is concerned about. He asked if additional screening could be put up to protect the neighbors.

Ileen Stahl, 284 Chapman Street, Greenfield

Expressed concerns about safety and asked if there was a map that shows the incineration zone (explosion radius) of the propane tanks. Asked if A.R. Sandri would be willing to buy out homes within the incineration zone. Expressed concerns about neighborhood property values and asked for a written response to her concerns.

Stephanie Meehleder, 410 Chapman Street, Greenfield

Stated that all of her concerns have been raised, safety being the most important issue.

Benjamin Miner, 284 Chapman Street, Greenfield

Expressed concerns about previous approval on Wells Street not being followed through.

Clarita Shaffer, 48 Forest Avenue, Greenfield

Expressed concerns about additional smaller trucks at the site. Asked about the smaller propane tanks at the site.



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Chairman Maloney closed the public hearing for public comment at 7:52 p.m.

Chairman Maloney asked the Applicant if he wanted to respond to the comments made at this time.

Behn Responded that they did drop the ball on vegetative screening along Chapman Street and that there is no excuse for this. They will take care of this screening this time around. Stated that they could have cut down additional trees on the property but did not in order to provide screening for the neighbors. He stated that they will look into the lighting again to address the lighting concerns brought out. He stated that any smell of propane is due to dispensing the propane. He stated that the baby propane tanks on site are empty containers.

Maloney Inquired on how many light poles there are.

Behn Responded six (6) lights that are down shielded.

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

Winn Responded no questions.

Wozniak Asked about snow storage and directing it toward the existing retention pond area.

Singer Asked about keeping the existing tree line.

Behn Responded yes.

Boyd Asked about coloring of the white storage tank and cited an example of a colored tank in Boston.

Behn Responded that white is the typical color of above ground storage tanks due to the heat factor.

**Board Discussion/Decision**

**ACCSS1-LLC for property located at 289 Wells Street (Assessor's Map 88, Lot 19)**

The Board discussed potential conditions of approval with the main issues being noise and lighting.

Boyd Asked about placing signage on the barbed wire fence to put people on notice of the fencing.

Bonham Responded that they are not proposing any signage for the fence.

Singer Stated that he doesn't see the need for the six foot fence in the front but vegetative screening would address that. He thinks that signage on the barbed wire fencing is a good idea.

Boyd Asked for the name of the owner of the property.

Bonham Responded Anthony Gleason.



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Gilkes Asked about a condition on the alarm system to address noise concerns.

**MOTION:** Moved by Winn, seconded by Singer, and voted 5:0:0 to approve the application of ACCSS1-LLC for property located at 289 Wells Street (Assessor's Tax Map 88, Lot 19), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-6.2(E2) and 200-8.3 of the Zoning Ordinance, in order to the installation of a new six (6) foot chain-link security fence with barbed wire at the top and entry gate with 24/7 controlled access for the newly approved self-storage facility at this location as presented with the following conditions:

- 1) The six (6) foot fence along Wells Street shall be screened with six (6) foot high vegetation and shall be well maintained;
- 2) Warning signage for the barbed wire fence shall be installed on the fence;
- 3) The Applicant shall install a gate opening device that is in the top ten (10) percent for quietness;
- 4) The security alarm shall not be heard off premises;
- 5) All fencing, vegetative screening, and gate devices shall be well maintained in good working order;
- 6) The special permit shall expire on any change of use for the property.

**Board Discussion/Decision**

**A.R. Sandri for property located at 400 Chapman Street (Assessor's Map 102, Lot 18)**

Maloney Stated that he is inclined to approve with conditions to address stated concerns.

The Board discussed potential conditions of approval.

**MOTION:** Moved by Winn, seconded by Singer, and voted 5:0:0 to approve the application of A.R. Sandri for property located at 400 Chapman Street (Assessor's Tax Map 102, Lot 18), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C12) and 200-8.3 of the Zoning Ordinance, in order to allow the installation of a second 30,000 gallon bulk storage propane tank next to the existing 30,000 gallon propane tank at this location as presented with the following conditions:

- 1) The Applicant shall adhere to the plans and supporting documentation for this special permit as submitted;
- 2) The Applicant shall install vegetative screening along Chapman Street as well as screening along the southerly property line prior to the use of the new storage tank;
- 3) All lighting shall be downcast and shielded;
- 4) The Applicant shall maximize snow storage by either removing it from site or by directing it toward the existing retention pond area;
- 5) The Applicant shall obtain approval from the State Fire Marshall and provide documentation to the Department of Planning and Development;
- 6) All conditions of the previous special permit approval dated November 16, 2017 shall remain in effect;



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- 7) **Screening slats shall be installed on the chain link fencing;**
- 8) **The vegetative screening and other screening shall be well maintained.**

Approval of Minutes:

**MOTION:** Moved by Wozniak, seconded by Gilkes, and voted 5:0:0 to approve the meeting minutes of June 10, 2021.

Adjournment:

**Without objection, Chairman Maloney adjourned the meeting at 8:34 p.m.**

Respectfully Submitted,

Eric Twarog, AICP, Director of Planning and Development