

NOTICE OF MEETING

COMMITTEE: ECONOMIC DEVELOPMENT
PLACE: John Zon Community Center/Zoom Hybrid
DATE: Thursday, November 13, 2025
TIME: 6:00 PM

To join in person:

35 Pleasant Street, Greenfield

To join via Zoom:

<https://greenfield-ma-gov.zoom.us/j/95440740139?pwd=flvG7IA5a89QyygkbnBsjCZwZPdFO.1>

Meeting ID: 954 4074 0139

To join via phone:

Dial by your location

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 954 4074 0139 Passcode: 114467

Find your local number: <https://greenfield-ma-gov.zoom.us/u/adVA40LeCo>

AGENDA: (Please note: All items listed on this agenda may not be considered or discussed at this meeting and may be addressed at future meetings.)

1. Call to Order

CHAIR STATEMENT: This meeting is being recorded by the Economic Development Committee. If any other persons present are doing the same you must notify the chairperson at this time.

(THIS STATEMENT DOES NOT REQUIRE TO BE ANNOUNCED) FOR COUNCILORS

APPEARING REMOTELY: In accordance with open meeting law, when a Councilor or

Councilors attend remotely, the chair would need to acknowledge the members of the Council/Committee who are appearing via remote access and inform the full Council/Committee that all votes will be taken by roll call. Councilors attending remotely are encouraged to have their video on at times when they are speaking and voting.

2. Roll Call of Members
3. Approval of Minutes – October 14, 2025
4. Public Comment - As Required by the City of Greenfield Ordinance Chapter 49, Article III, Hybrid Meetings.
5. Public Hearings - None
6. Motion –
 - Approve to declare Real Estate located at 62 Meridian Street as Surplus Property. **(Pg. 8)**
 - Authorize Mayor to Sell or Lease City Owned Land located at 62 Meridian Street. **(Pg. 8)**
 - Approve to declare Real Estate located at 77 Petty Plain Road as Surplus Property. **(Pg. 19)**
 - Authorize Mayor to Sell or Lease City Owned Land located at 77 Petty Plain Road. **(Pg. 19)**
7. Discussion - At the time of posting no topics were reasonably anticipated by the Chair.
8. Next Meeting – Joint Public Hearing with Planning Board, Thursday, December 4, 2025, 6:00 pm, City Hall Meeting Room, 2nd Floor/Zoom Hybrid, unless otherwise posted.
9. Adjournment

EXECUTIVE SESSION MAY BE CALLED

Please note that the list of topics was comprehensive at the time of posting, however, the public body may consider and take action on unforeseen matters not specifically named in this notice. Posted in accordance with M.G.L.c 30A § 18-25.

ECONOMIC DEVELOPMENT COMMITTEE

MINUTES

October 14, 2025

City Hall Meeting Room, 2nd Fl/Zoom Hybrid

6:30 p.m.

CALL TO ORDER Chairperson Helie called the meeting to order at 6:30 p.m.

CHAIR STATEMENT: This meeting is being recorded by the Economic Development Committee. If any other persons present were doing the same they must notify the chairperson at this time.

COUNCILORS PRESENT IN PERSON: Councilors Helie, Mastrototaro, and Bullock.

COUNCILORS PRESENT REMOTELY: Councilor Gordon and Minhas.

ABSENT: None

ALSO PRESENT Mayor Virginia Desorgher and members of the public.

MOTION: On a motion by Councilor Bullock, second by Councilor Mastrototaro, it was by roll call, 5 yes, 0 no,

VOTED: TO ACCEPT THE ECONOMIC DEVELOPMENT COMMITTEE MINUTES DATED SEPTEMBER 9, 2025.

PUBLIC COMMENT: The following members of the public spoke:

- Al Norman, Grinnell Street, spoke to the property on 7 River Street that was taken by the City through tax title for a small amount owed in back taxes and concern as to why the City did not make an effort to offer a payment plan to the previous owner and inquire if they would want to have their property titled back to them once taxes were satisfied.
- Stephanie Dulcos, no address provided, also spoke to the concerns of properties previously taken by tax title for small amounts owed and the City not making an effort to contact owners to work out a plan to pay taxes in lieu of taking the property and the failure of the City not providing property notice to abutters of properties it is requesting from the Council to declare surplus and allow to sell.
- Stephanie Vassar, Shelburne Center Road, Shelburne Falls, spoke on the efforts to place a veterinary clinic in a vacant space located in Greenfield that was in the general commercial district and requested the Committee to have more discussion regarding different areas animal hospitals/clinics can be established.

PUBLIC HEARING: None

Order no. FY 26-046

MOTION: On a motion by Councilor Bullock, second by Councilor Mastrototaro, it was by roll call, 5 yes, 0 no,

VOTED: THAT THE ECONOMIC DEVELOPMENT COMMITTEE TAKE FROM THE TABLE ORDER NO. FY 26-030 "AMEND THE ZONING ORDINANCE, CHAPTER 200; ARTICLE II: DEFINITIONS; SECTION 200-3 BY ADDING LANGUAGE IN BOLD AND BY DELETING LANGUAGE IN STRIKETHROUGH AS FOLLOWS IN ATTACHED EXHIBIT A: AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE

OF THE CITY OF GREENFIELD.” WHICH WAS TABLED AT THE SEPTEMBER 9, 2025 ECONOMIC DEVELOPMENT COMMITTEE MEETING.

Order No. FY 26-030 was now on the floor: THAT THE CITY COUNCIL OF GREENFIELD AMEND THE ZONING ORDINANCE, CHAPTER 200; ARTICLE II: DEFINITIONS; SECTION 200-3 BY ADDING LANGUAGE IN BOLD AND BY DELETING LANGUAGE IN STRIKETHROUGH AS FOLLOWS IN ATTACHED EXHIBIT A:
AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE.
AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

DISCUSSION: Councilor Helie clarified the rationale for tabling this measure at last month’s meeting was to clear up some confusion regarding Ollie’s Law and zoning for animal kennels. It was determined that the City was allowed to zone for animal kennels where requested in Greenfield.

- Concern was raised animal clinics/medical centers could be placed in GI (General Industry) areas that residents live close to.
- Most Councilors agreed to the requirement of obtaining a special permit for the GI (General Industry) area.

MOTION: On a motion by Councilor Bullock, second by Councilor Mastrototaro, it was by roll call, 5 yes, 0 no,

VOTED: TO AMEND TO REMOVE “ANIMAL KENNEL AND HOSPITAL AND CLINIC AND CENTER” AND ADD SECTION 200-3 TERMS AND WORDS AND AMEND THE TABLE OF USES TO ADD “MEDICAL CENTER AND CLINIC” AND CHANGE TO SP (SPECIAL PERMIT) IN GI (GENERAL INDUSTRY).

Order No. FY 26-030, as amended, was now on the floor.

It was by roll call, 5 yes, 0 no,

VOTED: TO FORWARD A POSITIVE RECOMMENDATION, AS AMENDED: THAT THE CITY COUNCIL OF GREENFIELD AMEND THE ZONING ORDINANCE, CHAPTER 200; ARTICLE II: DEFINITIONS; SECTION 200-3 BY ADDING LANGUAGE IN BOLD AND BY DELETING LANGUAGE IN STRIKETHROUGH AS FOLLOWS IN ATTACHED EXHIBIT A:

AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE.
AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

PROPOSED ZONING AMENDMENT TO THE GREENFIELD ZONING ORDINANCE

September 17, 2025

Note: Text with a ~~strike through~~ is text to be deleted, ***black bold italic*** text is newly proposed text.

Amend Section 200-3, Terms and words, of the Zoning Ordinance by adding the following new definition:

~ 200-3. **Terms and words.**

ANIMAL MEDICAL CENTER/CLINIC -- Office and/or examination rooms for providing diagnostic and outpatient medical or dental treatment and care for animal patients and employing veterinarians and other medical support staff. May include laboratory and outpatient surgical facilities but shall not include overnight inpatient medical, dental or surgical care facilities.

And by amending Sections 200-9 through 200-19 to include the new use category.

And by amending the Table of Uses as follows:

Table of Uses

City of Greenfield
Ch. 200, Zoning (cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Commercial Uses											
Adult entertainment ⁷	N	N	N	N	N	N	N	SP	N	N	N
<i>Animal medical center/clinic</i>	<i>SP</i>	<i>SP</i>	<i>N</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>SP</i>	<i>N</i>
Animal kennel or hospital	SP	SP	SP	SP	N	N	N	SP	N	N	N
Automotive repair and servicing shop	N	N	N	N	N	N	SP	SP	N	SP	N
Bulk storage and/or sale of fuel or other fluid other than waste	N	N	N	N	N	N	N	SP	N	SP	SP
Car wash (on public sewer only)	N	N	N	N	N	N	Y	Y	N	N	N
Construction supply	N	N	N	N	N	N	Y	Y	N	Y	N

establishment											
Funeral home	N	N	SP	SP	SP	SP	Y	Y	N	N	N
Gas station	N	N	N	N	N	N	SP	SP	N	N	N
Hotel, motel, inn	N	N	N	N	N	SP	Y	Y	N	N	N
Conference center	N	N	N	N	N	SP	Y	Y	N	N	N
Medical center/clinic including accessory research	N	N	N	N	Y	SP	Y	Y	Y	Y	N
Photocopying and data processing	N	N	N	N	N	Y	Y	Y	Y	Y	Y

⁽⁷⁾Only adult bookstore, adult video store, and adult paraphernalia store. See the Entertainment Overlay District § 200-7.13C for adult cabaret, adult motion-picture theater and establishments which display live nudity for their patrons.

Chair Helie opened discussion on the review and submit written comments, if any, regarding the surplus property disposition and potential sale of City owned land located on 7 River and 31 Cheapside Streets.

- Mayor Desorgher explained the City had a property compliance meeting in which it was determined the City has 28 parcels that were considered “problem properties” with issues such as health and safety concerns and squatters. Although some of these parcels were owned by the City, they were also owned by individuals who are either deceased or have abandoned the properties.
- It was noted both properties were obtained by tax title taking for non-payment of taxes. It was believed the owners of the properties were deceased.
- Suggestion was made to have a process in place in which the City would make a diligent effort to contact owners and/or relatives or heirs of properties taken through tax title be located and notified if they wish to satisfy the taxes and any fees in order to have the property retitled to them. This should also include older properties taken by the City before the Supreme Court ruling regarding home equity funds collected by the City that exceeded the amount due for unpaid taxes and other fees.
- The City was not in the business of taking properties and there was a cost to the City for upkeep and maintaining the properties.
- It was noted the property located at 7 River Street was commercial.
- It was understood that the properties taken by tax title should be sold and not held by the City, due to the cost; however, the City should make every effort to find the owners or relatives of these properties and return the remaining funds received from the sale to them once the taxes and fees are deducted.

Next Meeting – Joint Public Hearing with Planning Board, November 6, 2025, 6:00 pm, City Hall Meeting Room, 2nd Floor/Zoom Hybrid, unless otherwise posted.

ADJOURNMENT: On a motion by Councilor Bullock, second by Councilor Mastrototaro, it was by roll call, 5 yes, 0 no,

VOTED: TO ADJOURN THE MEETING AT 7:38 P.M.

ECONOMIC DEVELOPMENT RECORD OF VOTES

City Hall Meeting Room 2nd Fl/Zoom Hybrid
 Regular Meeting
 October 14, 2025

	Attendance	Approve Minutes	FY26-046 Take from Table	FY26-030 Amendment	FY26-030 as Amended	Adjourn								
Helie, Derek	Y	Y	Y	Y	Y	Y								
Mastrototaro, Michael	Y	Y	Y	Y	Y	Y								
Gordon, Rachel	Y	Y	Y	Y	Y	Y								
Bullock, Marianne	Y	Y	Y	Y	Y	Y								
Minhas, Wahab	Y	Y	Y	Y	Y	Y								
		5 y 0 n	5 y 0 n	5 y 0 n	5 y 0 n	5 y 0 n								

**CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS**

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL DECLARES REAL ESTATE AT 62 MERIDIAN STREET, BEING SHOW ON ASSESSORS MAP 20, LOTS 15, 16, AND 17, TO BE SURPLUS PROPERTY AND TRANSFERS SAID PROPERTY TO THE MAYOR FOR SALE OR LEASE.

Majority Vote Required

Vote:

Explanation of supporting rationale:

**CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS**

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL AUTHORIZES THE MAYOR TO SELL OR LEASE 62 MERIDIAN STREET, ASSESSORS MAP 20, LOTS 15, 16, AND 17, PURSUANT TO THE CITY COUNCIL POLICY FOR THE SALE OR LEASE OF CITY OWNED LAND AND AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO ACCOMPLISH THE SAME.

Majority Vote Required

Vote:

Explanation of supporting rationale:



Virginia Desorgher
Mayor

City of
GREENFIELD, MASSACHUSETTS

PLANNING & DEVELOPMENT DEPARTMENT

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.org • www.greenfield-ma.gov

Date: September 2, 2025

TRANSMITTAL MEMO

TO:

- Engineering Superintendent
- Recreation Director
- Inspector of Buildings
- Health Director
- Finance Director
- Fire Department
- Community and Economic Development Director
- Assessor
- Central Maintenance Manager
- Chief Procurement Officer
- Conservation Commission
- Planning Board
- Recreation Commission
- Economic Development Committee
- File

FROM: Department of Planning & Development

RE: Surplus Property Disposition – 30 Day Comment Period

Surplus Property: Parcel 20-17-0 (62 Meridian Street – Green River School)

Please review the attached materials and submit written comments to the Department of Planning and Development by Thursday, October 2, 2025. The recommendation shall indicate if the property is needed for any city purpose; if any special conditions should be attached to the sale; and any additional information which may be appropriate and useful for a determination.

Thank you.



**Potential Sale of City Owned Property:
Green River School
62 Meridian Street (Parcel 20-17-0)**

**Department of Planning and Development
September 2, 2025**

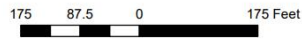
Parcel 20-17-0 (62 Meridian Street)

Background Information

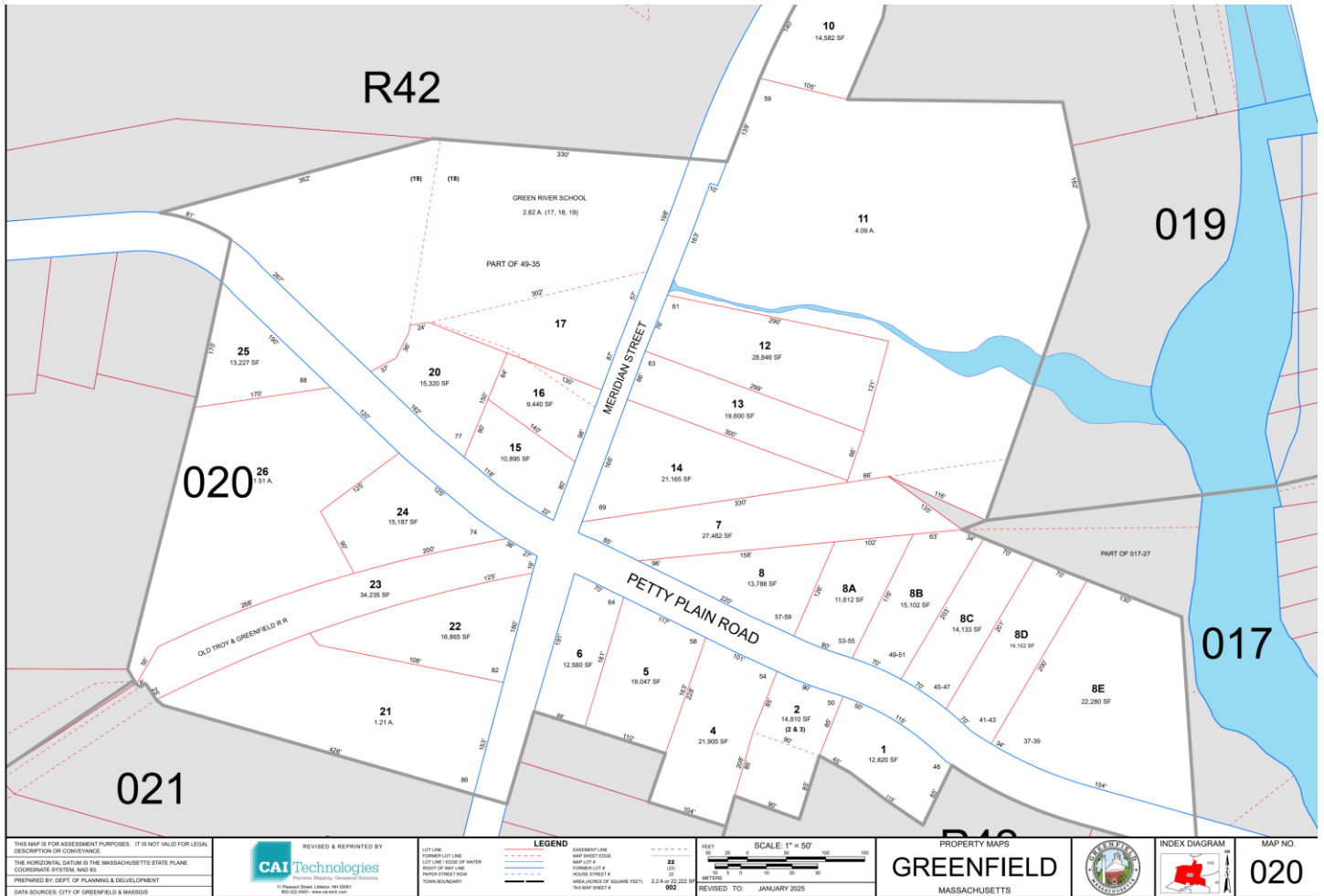
Mayor Virginia Desorgher has authorized the Department of Planning and Development to proceed with the surplus property distribution process for this parcel with the intention of selling it to a developer to develop the property. Also included in this packet is an aerial photograph of the parcel and adjacent area; the relevant tax map; property record card; and deed.



Prepared by: Dept. of Planning & Development
 Data Sources: City of Greenfield & MassGIS
 September 2025



Green River School Parcel 20-17-0



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83.
 PREPARED BY: DEPT. OF PLANNING & DEVELOPMENT
 DATA SOURCES: CITY OF GREENFIELD & MASSGIS

REVISOR & REPRINTED BY
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 11 Phoenix Street, Littleton, CO 80120
 801.329.4200 • www.cai-tech.com

LOT LINE
 FORMER LOT LINE
 EXTENSION FEET OF WATER
 RIGHT OF WAY LINE
 PARKING STRIPES SHOW
 TOWN BOUNDARY

LEGEND
 DASHED LINE
 MAP SHEET EDGE
 FORMER LOT & HOUSE STREET #
 AREA (ACRES OF SQUARE FEET)
 2.2 A OF 22,222 SF
 10 A MAP SHEET #

SCALE: 1" = 50'
 175' 87.5' 0' 87.5' 175'
 2025
 REVISED TO: JANUARY 2025

PROPERTY MAPS
GREENFIELD
 MASSACHUSETTS



MAP NO.
020

20 17 0
Map Block Lot

Parcel ID 4 20-17-0 Parcel ID Building Location 62 MERIDIAN ST

Town of Greenfield

Card: 1 of 1 Total Card Total Parcel
APPR 1,762,900 / 1,762,900
USE + IMP 1,762,900 / 1,762,900
USE LAND 0 / 0
ASSESSED 1,762,900 / 1,762,900

PROPERTY LOCATION

62 MERIDIAN ST
GREENFIELD, MA

OWNERSHIP

GREENFIELD TOWN OF
GREEN RIVER SCHOOL
62 MERIDIAN STREET
GREENFIELD, MA 01301-0000

Occ Type

PREVIOUS OWNER

OHARA PHILIP J
OHARA HELENE N
GREENFIELD, MA 01301-0000

NARRATIVE DESCRIPTION

This parcel contains 2.82 AC of land mainly classified as IMPR EDUCATI with a SCHOOL building built about 1950, having primarily BRICK Exterior and 20,573 Square Feet, with 1 Commercial Unit, 6 Half Baths.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item Code	Item	Code	%
Util1 2 - SEWER	Dis 1	Greenfield	
Util1 3 - WATER	Dis 2		
Util1 3.5 - GAS	Dis 3		
Census	Zone 1	RA	100
F. Haz	Zone 2		
Topo	Zone 3		
Street 1 - PAVED	HX		
Traffic			
Exempt			

LAND SECTION (934)

LUC	LUC Desc	Air %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Air 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
934	IMPR EDUCAT		1	65,340		SF	SITE	1		3.06	2.73	CA	1.05								178,400			0.00000	1	178,400		
934	IMPR EDUCAT		1	1.32		AC	EXCESS	1		12,500	13,106.06	CA	1.05								17,300			0.00000	1	17,300		
Total AC/HA			2.82	Total SF/SM		122,839.20	Parcel LUC934 - IMPR EDUCATI		P. NBC Desc		COMM AV	Tot		195,700	Spl Credit		0.00	Tot		195,700								

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Property: 1436 | Bld: 1462 | Seq: 1 | Year: 2026 | Data As Of Date: 12/20/2024 | User: randall.austin | DB: Assess50Greenfield

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
934	1,566,400	800	2.82	195,700	1,762,900
Building Total	1,566,400	800	2.82	195,700	1,762,900
Parcel Total	1,566,400	800	2.82	195,700	1,762,900
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	85.69	Tot Val SF/Prol	85.69

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	FV	934	1,566,400	800	2.82	195,700	1,762,900	1,762,900	2025/LDS 12/17/24 8:45 56 A	12/17/2024
2024	FV	934	1,566,400	800	2.82	186,400	1,753,600	1,753,600		12/06/2023
2023	FV	934	1,426,200	700	2.82	170,900	1,597,800	1,597,800	2023/LDS 12/13/22 2:57 22 F	12/13/2022
2022	FV	934	1,388,200	700	2.82	163,700	1,552,600	1,552,600	2022/LDS 12/29/21 11:23 53 J	12/29/2021
2021	FV	934	1,246,200	700	2.82	161,500	1,408,400	1,408,400		12/21/2020
2020	FV	934	1,246,200	800	2.82	161,500	1,408,500	1,408,500		12/12/2019
2019	EX	934	1,246,200	800	2.82	161,500	1,408,500	1,408,500		12/21/2018
2018	FV	934	1,218,500	900	2.82	152,000	1,371,400	1,371,400		01/22/2018
2017	FV	934	1,218,500	900	2.82	152,000	1,371,400	1,371,400		10/25/2016
2016	FV	934	1,201,100	1,000	2.82	152,000	1,354,100	1,354,100		10/29/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
OHARA PHILIP J	1382/259		03/01/1974	0	No		E	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
05/13/2015	0251	INSULATION	50,000		C	COM	INSULATE ATTIC	04/21/2016 15 Sam Konieczny
05/04/2015	0237	ROOFING	1,005,890		C		REPLACE ROOF AN	05/28/2014 15 Sam Konieczny
08/28/2013	2013-0480	DEMO+REBLD	8,000	05/28/2014	C		CEILING IN CLASSR	02/20/2013 15 Sam Konieczny
09/17/2012	2012-0564	SIDING	34,000	02/20/2013	C			07/26/2006 14 L Reed
04/20/1994	13	MANUAL	719,714		C		ADDITION	07/19/2006 2 Sam Konieczny

ACTIVITIES

Date	Result	By
04/21/2016	15	Sam Konieczny
05/28/2014	15	Sam Konieczny
02/20/2013	15	Sam Konieczny
07/26/2006	14	L Reed
07/19/2006	2	Sam Konieczny



User Account	7
GIS Coord 1	
GIS Coord 2	
Insp Date	04/21/2016
Print Date / Time	12/30/2024 9:31 pm
Last Date / Time	apro

USER DEFINED

PriorID 1a	020
PriorID 2a	
PriorID 3a	
PriorID 1b	017+01
PriorID 2b	
PriorID 3b	
PriorID 1c	8+0
PriorID 2c	
PriorID 3c	
Assessor Map	



1974 00001385

Bk: 1382 Pg: 259 Doc: DEED
Page 1 of 1 03/15/1974 04:22PM

1382

MASSACHUSETTS OUTCLAIM DEED SHORT FORM (INDIVIDUAL) 881

259

Philip J. O'Hara and Helene M. O'Hara, husband and wife
of 77 Petty Plain Road, Greenfield, Franklin County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of

grants to The Inhabitants of the Town of Greenfield, a municipal corporation
duly established under the laws of Massachusetts, Greenfield, Franklin County, Mass.
with quitclaim covenants

~~the~~ the following described parcel of land, located in Greenfield, Mass.
CORRECTED DEED

[Description and encumbrances, if any]

Beginning at a point nine feet southerly of a cement concrete sidewalk, said point being N. 43° 25' W. a distance of one hundred fifteen and one-tenth (115.1) feet from an iron pin marking the northeast corner of land of one O'Hara and the southeast corner of land of the Town of Greenfield, thence N. 43° 25' W. a distance of twenty-four and eighty hundredths (24.80) feet to a point; thence N. 60° 05' 30" W., a distance of ninety-one and ninety-nine hundredths (91.99) feet to a point; thence N 89° 37' 15" W. a distance of three and nine tenths (3.9) feet to a point on the line parallel to and nine (9) feet southerly of the above mentioned sidewalk; thence S. 57° 37' E. a distance of one hundred nineteen and twenty-three hundredths (119.23) feet to the place of beginning.

Being a portion of the premises conveyed to Philip J. O'Hara and Helene M. O'Hara by Felix J. Carrato, trustee Mary E. Russell under instrument recorded in the Franklin County Registry of Deeds, dated November 1, 1945, Book 278, Page 309. Also being a portion of the premises conveyed by the Town of Greenfield to Philip J. O'Hara and Helene M. O'Hara dated May 17, 1948 and recorded in the Franklin County Registry of Deeds, Book 910, Page 284. See Plan recorded herewith.

Since there is no monetary consideration for this conveyance, no Massachusetts excise stamps are required nor affixed hereto.

Reference may be had that this deed supersedes a deed recorded on November 21, 1973 and recorded in Book 1372, Page 299.

Witness our hands and seals this 24th day of December 1973.

Philip J. O'Hara
Helene M. O'Hara

The Commonwealth of Massachusetts

Franklin ss.

December 24, 1973

Then personally appeared the above named Philip J. O'Hara and Helene M. O'Hara and acknowledged the foregoing instrument to be their free act and deed, before me

Joseph P. Boyle
Notary Public—Justice of the Peace
My commission expires 06-23, 1975

(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if one delivered in a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Franklin ss. Rec'd for record 4 Hr 22 Min P M March 15, 1974



Eric Twarog <eric.twarog@greenfield-ma.gov>

30-Day Comment Period

Mark Snow <mark.snow@greenfield-ma.gov>
To: Eric Twarog <eric.twarog@greenfield-ma.gov>

Wed, Sep 10, 2025 at 1:38 PM

Eric,

Any new use proposed by a developer must comply with Uses that are allowed for that zoning district!

Mark A. Snow
Building Commissioner / Zoning Enforcement,
CBO, ICC Fire Inspector I, NFPA Fire Inspector I,
City of Greenfield,
14 Court Square
Greenfield, MA 01301
(413)772-1404 ext 2105
mark.snow@greenfield-ma.gov

On Tue, Sep 2, 2025 at 1:45 PM Eric Twarog <eric.twarog@greenfield-ma.gov> wrote:
[Quoted text hidden]



Virginia Desorgher
Mayor

City of
**GREENFIELD, MASSACHUSETTS
CONSERVATION COMMISSION**

City Hall • 14 Court Square • Greenfield, MA 01301
Phone: 413-772-1548 ext 3 • Fax 413-772-1309
jessica.siegel@greenfield-ma.gov • www.greenfield-ma.gov

Elizabeth Garofalo, Chair. Dec, 2026
Christin McDonough, Vice-Chair. Dec,
2025
Travis Drury. Dec, 2026
Erika LaForme. Dec, 2025
Emily Boss. Dec, 2027
Agent: Jessica Siegel

MEMORANDUM

TO: City Council
FROM: Greenfield Conservation Commission
DATE: September 11, 2025
RE: Surplus Property: Parcel 20-17-0 (Green River School at 62 Meridian Street)

The Greenfield Conservation Commission made the following decision regarding the above referenced request at its meeting on Tuesday, September 9, 2025:

MOTION: Motion made by Elizabeth to forward a positive recommendation to the City Council to move forward with their property distribution process with Parcel 20-17-0 (Green River School at 62 Meridian Street), with consideration of the comments made by the Conservation Commission.
Seconded by Travis.

The Conservation Commission made the following comments:

- It would be our recommendation not to increase impermeable surface area.
- All future projects on this parcel should take special care with the culverted stream that runs underground through the parcel.
- We encourage future owners to consider daylighting the stream if they have to move any infrastructure.
- Property needed for any city purpose:
 - o A possible need for the city would be a future location for a Greenfield City Pool.
- Special conditions attached to the sale:
 - o All future projects on this parcel should be required to only plant species native to Franklin County.

Christin AYE

Travis AYE

Erika AYE

Emily AYE

Elizabeth AYE

Motion passes 5-0-0



City of
GREENFIELD, MASSACHUSETTS



DEPARTMENT OF RECREATION

CHRISTY MOORE
Director

Virginia "Ginny" Desorgher
Mayor

20 Sanderson Street • Greenfield, MA 01301
Phone 413-772-1553 • Fax 413-7723-0115
christy.moore@greenfield-ma.gov • www.greenfield-ma.gov

Recreation Commission:
DuSell, Donna (2026)
Hochstetler, Danica (2027)
Jaquay, Myrt (2027)
Phillips, Mary (2027)
Piasecki, Daniel (2026)
Valenta, Heather (2025)
Zaccheo, Barbara (2025)

September 29, 2025

Department of Planning & Development
Attn: Eric Twarog
20 Sanderson Street
Greenfield, MA 01301

Dear Eric and members of the Planning Board,

The Recreation Commission recently reviewed the transmittal memo dated September 2, 2025 in regards to Surplus Property Disposition located at 62 Meridian Street – Green River School Parcel 20-17-0 and property located at 77 Petty Plain Road Parcel 20-20-0. After much discussion with the Recreation Commission; the Commission and I recommend that the properties at Parcel 20-17-0 and Parcel 20-20-0 can proceed with the sale of said properties with the following conditions:

- 1) to continue to provide access to the pedestrian walk- way along the back side of the Green River School for the citizens of Greenfield;
- 2) to provide Christy access to assess if any playground equipment left is salvageable for other park use;
- 3) to allow the Recreation/Parks department to relocate a slate memorial bench near the playground.

An area of concern that was also mentioned is the Green River Park utilizes the parking at the school for overflow parking during peak park use, events and other citywide events like Green River Festival. We would like to request that this also be considered during the sale/bidding of the property.

A final question that arose was in reference to parcels 20-15-0 and 20-16-0. Are these also under consideration of Surplus Property or are these being retained by the City therefore negating the need for parking access?

We thank the Department and Board for their consideration of the Commission’s recommendation and look forward to your response.

Sincerely,
Christy Moore
Recreation Director



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a designated Playful City, Green Community and a recipient of the "Leading by Example" Award*

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL DECLARES REAL ESTATE AT 77 PETTY PLAIN ROAD, BEING SHOWN ON ASSESSORS MAP 20, LOT 20, TO BE SURPLUS PROPERTY AND TRANSFERS SAID PROPERTY TO THE MAYOR FOR SALE OR LEASE.

Majority Vote Required

Vote:

Explanation of supporting rationale:

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL AUTHORIZES THE MAYOR TO SELL 77 PETTY PLAIN ROAD, ASSESSORS MAP 20, LOT 20, PURSUANT TO THE CITY COUNCIL POLICY FOR THE SALE OR LEASE OF CITY OWNED LAND AND AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO ACCOMPLISH THE SAME.

Majority Vote Required

Vote:

Explanation of supporting rationale:



Virginia Desorgher
Mayor

City of
GREENFIELD, MASSACHUSETTS

PLANNING & DEVELOPMENT DEPARTMENT

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.org • www.greenfield-ma.gov

Date: September 2, 2025

TRANSMITTAL MEMO

TO:

- Engineering Superintendent
- Recreation Director
- Inspector of Buildings
- Health Director
- Finance Director
- Fire Department
- Community and Economic Development Director
- Assessor
- Central Maintenance Manager
- Chief Procurement Officer
- Conservation Commission
- Planning Board
- Recreation Commission
- Economic Development Committee
- File

FROM: Department of Planning & Development

RE: Surplus Property Disposition – 30 Day Comment Period

Surplus Property: Parcel 20-20-0 (77 Petty Plain Road)

Please review the attached materials and submit written comments to the Department of Planning and Development by Thursday, October 2, 2025. The recommendation shall indicate if the property is needed for any city purpose; if any special conditions should be attached to the sale; and any additional information which may be appropriate and useful for a determination.

Thank you.



**Potential Sale of City Owned Property:
77 Petty Plain Road (Parcel 20-20-0)**

**Department of Planning and Development
September 2, 2025**

Parcel 20-20-0 (77 Petty Plain Road)

Background Information

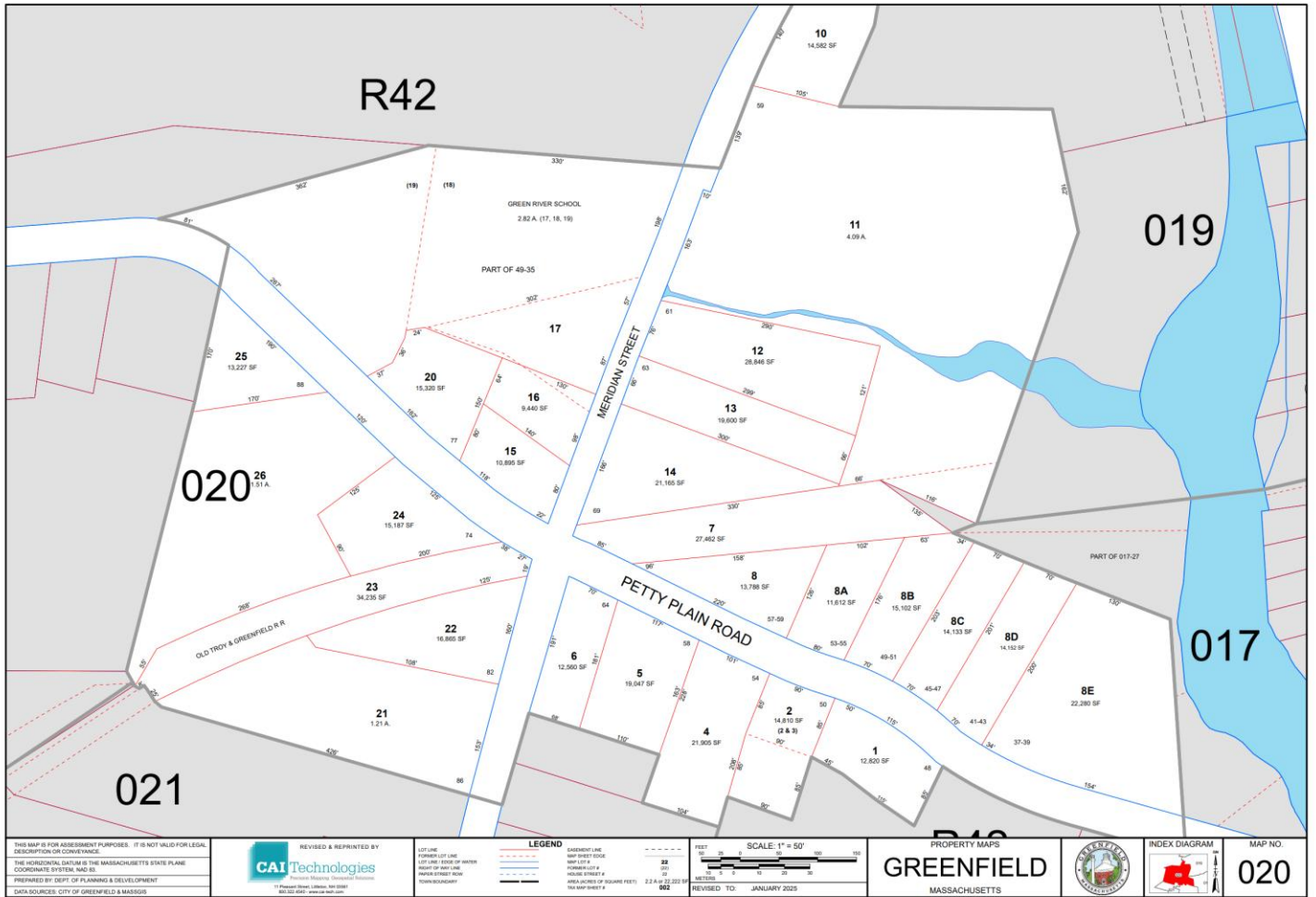
Mayor Virginia Desorgher has authorized the Department of Planning and Development to proceed with the surplus property distribution process for this parcel with the intention of selling it to a developer to develop the property. Also included in this packet is an aerial photograph of the parcel and adjacent area; the relevant tax map; property record card; and deed.



Prepared by: Dept. of Planning & Development
 Data Sources: City of Greenfield & MassGIS
 September 2025



**77 Petty Plain Road
 Parcel 20-20-0**



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HYDROGRAPHIC DATA IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM AND IS PREPARED BY: DEPT. OF PLANNING & DEVELOPMENT
 DATA SOURCES: CITY OF GREENFIELD & MASSGIS

REVISED & REPRINTED BY
CAI Technologies
 Precision Mapping. Unmatched Accuracy.
 170 Main Street, Suite 200, Greenfield, MA 01302
 413.253.4447 www.cai-tech.com

LOT LINE
 EASEMENT LOT LINE
 LOT LINE: EDGE OF WATER
 ADJACENT TO ANY LOT
 PARKING STREET ROW
 FENCE/BOUNDARY

LEGEND
 EASEMENT LINE
 SHIP STREET ROW
 HIGHWAY #1
 HIGHWAY #2
 HIGHWAY #3
 HIGHWAY #4
 HIGHWAY #5
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 HIGHWAY #98
 HIGHWAY #99
 HIGHWAY #100

SCALE: 1" = 50'
 0 50 100 150 200
 0 10 20 30 40 50
 0 10 20 30 40 50
 REVISIONS TO: JANUARY 2025
GREENFIELD
 MASSACHUSETTS

INDEX DIAGRAM
 MAP NO. **020**

20 20 0
 Map Block Lot

Parcel ID 4

20-20-0 Parcel ID Building Location 77 PETTY PLAIN RD

Town of Greenfield

Card: 1 of 1 Total Card Total Parcel
 APPR 190,900 / 190,900
 USE + IMP 190,900 / 190,900
 USE LAND 0 / 0
 ASSESSED 190,900 / 190,900

PROPERTY LOCATION
 77 PETTY PLAIN RD
 GREENFIELD, MA

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
931	118,500	4,900	0.35	67,500	190,900
Building Total					
	118,500	4,900	0.35	67,500	190,900
Parcel Total					
	118,500	4,900	0.35	67,500	190,900
Source 0 - Mkt Adj Cost					
Tot Val SF/Bld			132.75	Tot Val SF/Prcl	

LEGAL DESCRIPTION

Lot Size	
Total Land	
Land Unit Type	

CATALIS
 ADVANCING GOVERNMENT
 ENHANCING CITIZENS



OWNERSHIP
 GREENFIELD TOWN OF
 HISTORICAL MUSEUM
 14 COURT SQUARE
 GREENFIELD, MA 01301-0000

PREVIOUS ASSESSMENTS

Property ID: 1438

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	Date
2025	FV	931	118,500	4,900	0.3517	67,500	190,900	190,900/2025/LDS 12/17/24 8:45:56 A	12/17/2024
2024	FV	931	117,700	4,900	0.3517	54,100	176,700		12/06/2023
2023	FV	931	107,700	4,400	0.3517	54,100	166,200	166,200/2023/LDS 12/13/22 2:57:22 F	12/13/2022
2022	FV	931	84,700	3,600	0.3517	49,000	137,300	137,300/2022/LDS 12/29/21 11:23:53	12/29/2021
2021	FV	931	75,600	3,600	0.3517	48,600	127,800		12/21/2020
2020	FV	931	72,600	3,600	0.3517	44,300	120,500		12/12/2019
2019	EX	931	72,600	3,600	0.3517	38,500	114,700		12/21/2018
2018	FV	931	71,000	3,600	0.3517	37,800	112,400		01/22/2018
2017	FV	931	71,000	3,600	0.3517	37,800	112,400		10/25/2016
2016	FV	931	70,700	3,600	0.3517	36,300	110,600		10/29/2015

PREVIOUS OWNER
 O'HARA PHILLIP ET AL
 -0000

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
O'HARA PHILLIP ET AL	296061		12/05/1994	128,000	No		E	
	2242115		07/01/1988	0	No			

NARRATIVE DESCRIPTION
 This parcel contains 0.3517 AC of land mainly classified as IMPR.SELECTM with an OLD STYLE building built about 1867, having primarily VINYL Exterior and 1,438 Square Feet, with 1 Residential Unit, 1 Bath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item Code	Item	Code	%
Util 12 - SEWER	Dis 1	Greenfield	
Util 23 - WATER	Dis 2		
Util 35 - GAS	Dis 3		
Census	Zone 1 RA		100
F. Haz	Zone 2		
Topo	Zone 3		
Street	1 - PAVED	HX	
Traffic			
Exempt			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
09/13/2000	226-R	ROOFING		02/05/2001	C		RE ROOF DORMER	02/09/2001

ACTIVITIES

Date	Result	By
10/30/2021	14	Regional Resour
03/20/2006	3	L Reed
08/19/1994	3	L Reed

LAND SECTION (931)

LUC	LUC Desc	Air %	PL	# Units	Depth	U. Type	L. Type	FL	Base V.	Unit Prc	Adj Prc	NBC	FL	Mod.	Inf 1 %	Inf 2 %	Inf 3 %	Appr	Air 2 LUC %	Spec L.V.	Juris	L. FL	Assessed/Notes	
931	IMPR.SELECT		1	15,320		SF	SITE	1		1.77	4.41	EA	1.05					67,500		0.00000		1	67,500	
Total AC/HA																								
				0.35	Total SF/SM		15,320.00	Parcel LUC 931 - IMPR.SELECTM				P. NBC Desc E AVG				Tot		67,500	Spl Credit		0.00	Tot		67,500

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed
 Property: 1438 | Bld: 1464 | Seq: 1 | Year: 2026 | Data As Of Date: 12/20/2024 | User: randall.austin | DB: Assess50/Greenfield

User Account

GIS Coord. 1

GIS Coord 2

Insp Date

10/30/2021

Print Date / Time

12/30/2024 9:32 pm

Last Date / Time

10/14/06 12:00 am tbd1

USER DEFINED

PriorD1a

020

PriorD2a

PriorD3a

PriorD1b

020

PriorD2b

PriorD3b

PriorD1c

PriorD2c

PriorD3c

Assessor Map

2960

61

KNOW ALL MEN BY THESE PRESENTS, that WE, PHILIP J. O'HARA, of Cranston, Rhode Island, PHYLLIS O'HARA MCGUANE, of Greenfield, Massachusetts, ROSEMARY O'HARA DUNPHY, of South Hadley, Massachusetts and HELENE ADAMS, of Springfield, Massachusetts

for consideration paid, and in full consideration of ONE HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100(\$128,500.00) DOLLARS

grant to TOWN OF GREENFIELD, a municipal corporation duly established under the laws of the Commonwealth of Massachusetts, having its usual place of business at the Town Hall, 14 Court Square, Greenfield, Franklin County, Massachusetts

with QUITCLAIM COVENANTS

Certain real estate situated in Greenfield, Franklin County, Massachusetts, being bounded and described in three (3) parcels as follows:

PARCEL ONE:

- NORTHERLY** by land now or formerly of the Town of Greenfield;
- EASTERLY** by Meridian Street, land now or formerly of M. Lillian King, and land now or formerly of R. Stephen O'Hara;
- SOUTHERLY** by Petty Plain Road, and land now or formerly of R. Stephen O'Hara; and
- WESTERLY** by a brook and land now or formerly of the Town of Greenfield.

BEING the same premises conveyed to Helene M. Wells from Frederick E. Wells and Helene M. Wells by deed dated July 19, 1988, and recorded in the Franklin County Registry of Deeds in Book 2242, Page 115.

PARCEL TWO:

BEGINNING at a stone bound set in the intersection of the westerly side of Meridian Street and the northerly side of Petty Plain Road and thence running

- NORTHERLY** along the west side of Meridian Street, eighty (80) feet to an iron pin; thence turning and running

Property Address: 77 Petty Plain Road, Greenfield, MA

Dec 5 11 28 AM '94

Bk: 2960 Pg: 061 Doc: DEED
Page 1 of 6 12/05/1994 11:18AM



2960

62

N 43° 27' W along land now or formerly of R. Stephen O'Hara and now or formerly of Philip J. O'Hara and Helene M. O'Hara, one hundred forty (140) feet to an iron pin at land now or formerly of Philip J. O'Hara and Helene M. O'Hara; thence turning and running

SOUTHWESTERLY in a line parallel to Meridian Street, eighty (80) feet to an iron pin in the northerly side of Petty Plain Road; thence turning and running along the northerly side of Petty Plain Road one hundred forty (140) feet to the place of beginning.

BEING the same premises conveyed to Philip J. O'Hara and Helene M. O'Hara by M. Lillian King, dated December 5, 1966, and recorded as aforesaid in Book 1205, Page 184.

PARCEL THREE:

The land in Greenfield, situated on the northwesterly side of Meridian Street, being bounded and described as follows:

SOUTHEASTERLY by Meridian Street, seventy (70) feet;

SOUTHWESTERLY by land now or formerly of M. Lillian King, one hundred forty (140) feet;

NORTHWESTERLY by land now or formerly of Philip J. O'Hara and Helene M. O'Hara, seventy (70) feet; and

NORTHEASTERLY by land now or formerly of Philip J. O'Hara and Helene M. O'Hara.

BEING the same premises conveyed to Philip J. O'Hara and Helene M. O'Hara by Inhabitants of Greenfield, dated April 30, 1948, and recorded as aforesaid in Book 910, Page 284.

2960

63

EXECUTED AS A SEALED INSTRUMENT THIS 20th DAY OF October, 1994.

Witness:

Timothy M Farris

Rosemary O'Hara Dunphy
Rosemary O'Hara Dunphy

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

October 20, 1994

Then personally appeared the above named Rosemary O'Hara Dunphy and acknowledged the foregoing instrument to be her free act and deed, before me.

RECEIVED REG 11 FRANKLIN
12/15/94
TAX 385.96
CASH 385.96
9750ALIS 12-14
EXCISE TAX

Timothy M Farris
Notary Public: Timothy M Farris
My Commission Expires: March 31, 1995



2960

64

EXECUTED AS A SEALED INSTRUMENT THIS 20 DAY OF October 1994.

Witness:

Edward C. McLaughlin

Helene Adams
Helene Adams

2960

65

EXECUTED AS A SEALED INSTRUMENT THIS 20 DAY OF Oct 94 1994.

Witness:

Neil M. [unclear]

Phyllis O'Hara-McGuane
Phyllis O'Hara-McGuane

2960

66

EXECUTED AS A SEALED INSTRUMENT THIS 20 DAY OF Oct 1994.

Witness:

Susan L. Adams

Phillip J. O'Hara
Phillip J. O'Hara

ATTEST: FRANKLIN COUNTY, MASS. Walter T. Kostanski, Jr., Registrar



Eric Twarog <eric.twarog@greenfield-ma.gov>

30-Day Comment Period

Mark Snow <mark.snow@greenfield-ma.gov>
To: Eric Twarog <eric.twarog@greenfield-ma.gov>

Wed, Sep 10, 2025 at 1:36 PM

Eric,

I have no comment regarding this property.
Mark A. Snow
Building Commissioner / Zoning Enforcement,
CBO, ICC Fire Inspector I, NFPA Fire Inspector I,
City of Greenfield,
14 Court Square
Greenfield, MA 01301
(413)772-1404 ext 2105
mark.snow@greenfield-ma.gov

[Quoted text hidden]



City of
GREENFIELD, MASSACHUSETTS



DEPARTMENT OF RECREATION

CHRISTY MOORE
Director

Virginia "Ginny" Desorgher
Mayor

20 Sanderson Street • Greenfield, MA 01301
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September 29, 2025

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Greenfield, MA 01301

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We thank the Department and Board for their consideration of the Commission’s recommendation and look forward to your response.

Sincerely,
Christy Moore
Recreation Director



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a designated Playful City, Green Community and a recipient of the "Leading by Example" Award*