Zoning Board of Appeals
Greenfield, MA 01301
September 11, 2025

Dear ZBA Members,

At our most recent meeting on September 8th, 2025, Housing Greenfield met with Noah Grunberg of Noble Home Design to learn about the project he has in mind for Stone Farm Lane. Mr. Grunberg's presentation impressed our committee with its thorough details.

Leasing the land from the Valley Community Land Trust, he proposes to use of 7.7 acres of the 32 acres purchased by the Land Trust. He would build, as you know, two buildings for a total of 22 units: one 18-unit building with studio and one bedroom apartments and the other with four three-bedroom units. These apartments would be sold as condominiums targeting people with 80-100% median income, but the land would remain the property of the Land Trust so that resale price increases would be limited to any change in the value of the units, but not the land, thus keeping prices more affordable for the long term.

With regard to some of the concerns put forth by the area residents, he noted that

#1- all of the trails currently in use on the land would remain intact;

#2- the wildlife that inhabits the area would be largely unaffected;

#3- the plant life on the land consists mostly of invasives and would be aggressively removed and replaced with New England native plants;

#4- since the units will use city water and sewer systems, the units would have little direct impact on the river's quality;

#5- the units will be 200 feet away from the river's banks and 100 feet away from wetlands; and

#6- any claims that the land is virgin ignore the sand pits that already mar the landscape, the extensive take-over by invasive species, and that even much of the grass is over gravel. The best wooded sections of the 32 acres have been purposely avoided by this project. We note that the project has now been approved with conditions by the Conservation Commission, who has jurisdiction over many of these matters. Whether or not any of these units would be accessible remains to be determined.

Based on our knowledge of this project and the information presented, Housing Greenfield was impressed that Mr. Grunberg's proposed development will provide appropriate housing on the Stone Farm Lane property, with a small footprint for this number of units. Such housing is desperately needed in Greenfield. Therefore, we are writing to the Zoning Board of Appeals to express our full support for the project.

Respectfully submitted,

Peg Hall and Louise Amyot for Housing Greenfield