



William F. Martin
Mayor

City known as the Town of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
EricT@greenfield-ma.gov • www.greenfield-ma.gov

Members:
Twarog, Eric
Director, Planning & Dev.

Desorgher, Virginia (2016)
Moscaritolo, David (2016)
Pottern, Jamie (2016)
Roberts, Charles (2017)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of February 18, 2016

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Chairperson at 6:35 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; and George Touloumtzis, Clerk.

ALSO PRESENT: Parking Garage Design Team to include John Benzinger, Owner's Project Manager from Skanska; Tony Wonseski, civil engineer of SVE Associates, Inc.; and Margo Jones and Kristen Whitsett, architects from Jones Whitsett Architects; and Nancy Hazard of Greening Greenfield.

ABSENT: Alternates David Moscaritolo and Charles Roberts

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Smith, and voted 4: 0 to approve the meeting minutes of February 4, 2016.

Action Items:

- a. Request for an Extension to Complete Phase II of Verde Drive of McHard Acres Subdivision to December 31, 2016.

The Board had no issues with this request.

MOTION: Moved by Smith, seconded by Desorgher, and voted 4: 0 to grant the request for an extension to complete Phase II of Verde Drive of McHard Acres Subdivision to December 31, 2016.

Discussion Items:

- a. Potential Increase of Fees for Planning Board Applications.



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Director Twarog explained to the Board that at the current fee of \$150.00 plus notification of abutters within 300 feet of the subject property by certified mail for special permit applications often times does not cover the cost of the two (2) required legal ads in the Greenfield Recorder. Touloumtzis asked what the amount of overrun is for these legal ads. Director Twarog responded that it varies based on the word count for the legal ad.

MOTION: Moved by Smith, seconded by Desorgher, and voted 4:0 to increase the fee of Planning Board special permit applications from \$150.00 plus notification of abutters within 300 feet of the subject property by certified mail to \$200.00 plus notification of abutters within 300 feet of the subject property by certified mail.

Presentation on the Proposed Olive Street Parking Garage:

An agenda of the presentation was handed out to the Board members which describes in detail the material presented to the Board. This agenda is hereby attached and made part of these meeting minutes. Wedegartner expressed concern about the façade of the parking garage being so close to Olive Street and asked the design team to look into moving it back a little if possible and adding some green space in front. The design team responded that they will look into this but space is limited so if it can be moved back, it would only be a few feet at most. After the presentation, the Board reviewed the draft letter of preliminary approval/support forwarded to them by the Department of Planning & Development and made a few edits.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to accept the letter of preliminary approval/support as amended by the Board.

ZBA Recommendations

- a. Application of Summit Distributing, LLC C/O Thomas J. Frawley for property located at 109 Mohawk Trail (Assessor's Tax Map 46, Lot 22), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.1(C); 200-8.3; and 200-8.4 of the Zoning Ordinance in order to allow the change, extension or alteration of a legal nonconforming use at this location by converting an existing service station to a convenience store with the addition of a drive-thru window for a donut shop.

The Board discussed traffic patterns through the site and parking as proposed and expressed concerns about parking spaces 6 and 7 on the site plan being so close to the queue lane. Touloumtzis mentioned the importance of providing a bicycle rack at the site.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Summit Distributing, LLC C/O



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Discussion Items Continued:

- a. Review of Draft Language of the Proposed Accessory Dwelling Unit Ordinance.

The Board discussed potential language revisions to the ADU Ordinance brought up by Smith.

Adjournment:

MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 9:01 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development