



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 June 2, 2016**

**Department of Planning and Development**  
**114 Main Street, Greenfield**

The meeting was called to order by the Planning Board Chairperson at 7:03 p.m.

**PB MEMBERS PRESENT:** Roxann Wedegartner, Chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternate David Moscaritolo

**ABSENT:** Linda Smith, Vice-chair and Alternate and Charles Roberts

**ALSO PRESENT:** Eric Twarog, Director of Planning and Development; Aviva Latrell of the Recorder; Felicity Hardee, attorney representing CHD; Bob Haveles, Architect from Architectural Insights, Inc.; and James Goodwin, President of CHD.

Approval of Minutes:

**MOTION:** Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to approve the meeting minutes of May 19, 2016.

Wedegartner moved Alternate David Moscaritolo up as a voting member.

ZBA Recommendations:

- a. Application of the Center for Human Development, Incorporated (CHD) for property located at 102 Main Street and 13 Conway Street (Assessor's Tax Map 58, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C7), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of a not-for-profit integrated health care facility for primary care (dental care and behavioral health services) at this location.

Felicity Hardee introduced the project proponents to the Board and gave an overview of the proposed project to the Board. There are two addresses for the property, 102 Main Street and 13 Conway Street. Community Health Centers (CHC) of Franklin County will provide dental services while the Center for Human Development (CHD) will provide behavioral health services. The proposed project is using the same model as their other facilities which use an integrated health services model. Additional ADA off-street parking spaces will be provided in the existing parking lot to include an



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ADA ramp. The existing parking lot will essentially be unchanged except for the orientation of the existing spaces near the existing dumpster. The dumpster will be moved and properly screened. Desorgher asked about the number of existing and proposed ADA spaces. Ms. Hardee responded that there are 73 existing parking spaces with four (4) ADA spaces and there are 70 proposed spaces with eight (8) ADA spaces. Pottern asked the project proponents to review the traffic numbers with the Board. Ms. Hardee reviewed the traffic numbers with the Board which are hereby made a part of these meeting minutes. Wedegartner inquired about plans to resurface the parking lot. Ms. Hardee responded that CHD currently does not have plans to resurface the parking lot due to budget constraints. She stated that CHD would like to resurface the parking lot when the budget allows. Ms. Hardee stated that CHD plans to put about \$2,000,000 in the project most of which is for interior building renovations. Moscaritolo asked if the rear entrance will be the primary entrance. Mr. Haveles responded that the front entrance will be the primary entrance and reviewed the interior layout with the Board. Wedegartner inquired why the side entrance isn't the main entrance. Mr. Haveles reviewed the interior layout and explained why they will be using the front entry-way as the primary entrance to the building. The Board inquired on hours of operation. Mr. Goodwin responded 9:00 a.m. to 5:00 p.m. plus evening hours two weekdays per week. The evening hours would also be for community use. Touloumtzis inquired ADA accessibility. Mr. Haveles responded that the entire building will be ADA accessible. Wedegartner asked about elevators. Mr. Haveles responded that there are two existing elevators, one primary elevator and a freight elevator. Moscaritolo asked about walk-ins. Mr. Goodwin responded that 95% are by appointment plus emergency appointments so very little walk-ins. Moscaritolo inquired on why 102 Main Street was chosen for the proposed facility. Ms. Hardee responded that CHD sought out this building for accessibility by multi-modal means. Wedegartner expressed concerns about using the first floor space on Main Street for office use which takes up valuable downtown retail space. Wedegartner stated that she would like to see the windows and façade to include the double entry doors to remain the same giving the location a retail feel for the first floor. Moscaritolo inquired on the number of employees that will be at this facility. Mr. Goodwin responded that there will be 30 full-time employees plus part-time employees, 3 dentists, 2 physicians, and 6-8 nurses. Moscaritolo inquired about expansion plans. Mr. Haveles responded that the existing building has room for the facility to expand if necessary. Desorgher stated that she doesn't necessarily agree with keeping the historic character of the building. Pottern inquired about existing businesses in the building. Mr. Haveles responded that the District Attorney's (DA) office will remain at this location until 2017, DCAM will put out an RFP for new office space for the DA's office. The new office space will likely not be in the new courthouse. Ms. Hardee stated that the antique store is currently not doing well but is looking for a new location. Ms. Hardee stated that the economy is shifting to a more service oriented economy so retail is starting to be looked at differently.

**MOTION:** Moved by Desorgher, seconded by Pottern with a friendly amendment, and voted 5:0 to forward a positive recommendation to the ZBA on the application of the Center for Human Development, Incorporated (CHD) for property located at 102



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**Main Street and 13 Conway Street (Assessor's Tax Map 58, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C7), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of a not-for-profit integrated health care facility for primary care (dental care and behavioral health services) at this location with the suggested conditions that the parking lot be improved as part of this project and that the look of the façade to remain as retail storefront as opposed to office space.**

- b. Application of the Ralph Mroz for property located at 83 Lunt Drive (Assessor's Map R33, Lot 50), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the construction of an additional bay to the existing garage from twenty (20) feet to sixteen (16) feet along the side yard setback.

The Board had no issues with this request.

**MOTION:** Moved by Pottern, seconded by Desorgher, and voted 4:0:1 (Touloumtzis abstained) to forward a positive recommendation to the ZBA on the application of Ralph Mroz for property located at 83 Lunt Drive (Assessor's Map R33, Lot 50), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the construction of an additional bay to the existing garage from twenty (20) feet to sixteen (16) feet along the side yard setback.

#### Discussion Items:

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

Director Twarog reviewed the ZBA's verbal comments with the Board which are: 1) have the ZBA be the SPGA, and 2) eliminate sections D(4) and G(4). The Board discussed the ZBA's comments and reached consensus to forward the April 7, 2016 version of the Proposed Accessory Dwelling Unit Ordinance as written to the Town Council to initiate the zoning amendment/adoption process.

#### Action Items:

- a. Planning Board Vote to Forward the Proposed Accessory Dwelling Unit Ordinance to the Town Council to Initiate the Zoning Amendment/Adoption Process.



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**MOTION:** Moved by Touloumtzis, seconded by Pottern, and voted 5:0 to forward the April 7, 2016 version of the proposed Accessory Dwelling Unit Ordinance to the Town Council to initiate the zoning amendment/adoption process.

Adjournment:

**MOTION:** Moved by Desorgher, seconded by Touloumtzis, and voted 5:0 to adjourn the Planning Board meeting at 9:07 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development