



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 (2019)
Moscaritolo, David (2019)
Pottern, Jamie (2018)
Roberts, Charles (2017)
Smith, Linda (2019)
Touloumtzis, George (2018)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of October 6, 2016

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:00 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; and Alternate Charles Roberts

ABSENT: George Touloumtzis, Clerk and Alternate David Moscaritolo

ALSO PRESENT: Director Eric Twarog and members of the public

Wedegartner moved Alternate Charles Roberts up as a voting member.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:0:1 (Pottern abstained) to approve the meeting minutes of September 15, 2016.

Public Hearing:

- a. 7:15 p.m.: Application of Marcia L. Vincent for property located at 907 Bernardston Road (Assessor's Map R12, Lot 1), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.18 and 200-8.3 of the Zoning Ordinance in order to allow the construction of a Detached Accessory Dwelling Unit at this location.

Wedegartner opened the public hearing at 7:15 p.m. Wedegartner explained to the audience that the Zoning Board of Appeals has not yet provided a recommendation to the Planning Board on this application so the Board will have to continue the public hearing to October 20, 2016.

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to continue the public hearing to Thursday, October 20, 2016 at 7:00 p.m.

Site Plan Review

- a. Application of Jim's Tree Service, Inc. for property located at 275 Wells Street (Assessor's Map 88, Lot 23), which is located in the General Industry (GI) Zoning District, for site plan review and



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approval pursuant to Sections 200-4.11(B14) and 200-8.4 of the Zoning Ordinance in order to allow the operation of a tree service facility at this location.

The Following project proponents were present: Applicant Jim Elwell and his attorney Scott Cote. Wedegartner explained the site review process to the audience and stated that in this case, she will allow abutters to speak. Attorney Cote stated that they are here voluntarily and asked why they are required to be before the Board for site plan review and approval. Director Twarog explained that all new uses or a change of use of projects of 5,000 sq. ft. or more in area are required to receive site plan approval from the Planning Board prior to operation. Director Twarog further stated that all new uses or a change of use of projects less than 5,000 sq. ft. in area are required to received administrative site plan approval from the Inspector of Buildings. Attorney Cote stated for the record that he does not agree. Wedegartner read review comments from the following departments: Department of Planning and Development, Health Department, Department of Public Works, Fire Department, and the Inspections Department. Desorgher read Section 200-6.8(C2), noise performance standards of the Zoning Ordinance, to the Board. Mr. Elwell stated that some of the increased noise has been due to broken equipment that took several months to have repaired which caused longer periods of continuous chipping. Desorgher inquired on the hours of operation. Mr. Elwell responded 7:00 a.m. to 4:00 p.m. Monday through Friday. Mr. Elwell explained to the Board that 90 percent of the time, they are off-site doing the tree work except in cases when the wood product cannot be chipped or slit on-site. Smith inquired on what time the chipping work gets done at 275 Wells Street. Mr. Elwell responded generally between 12:00 – 4:00 p.m. Roberts inquired where on-site does the chipping occur. Attorney Cote responded on the south side of the property. Desorgher inquired on the required off-street parking. Attorney Cote responded that there is enough room on-site for about 50 parking spaces. Roberts inquired on what on-site lighting there will be. Mr. Elwell responded that there is existing building-mounted lighting that he proposes to keep. Mr. Elwell explained to the Board that there are other existing tenants in the building at 275 Wells Street that need this lighting. Roberts inquired about wood being stored at 275 Wells Street. Mr. Elwell responded that fire wood gets stored at 113 Norwood Street except that some wood products not for sale as fire wood are stored at 275 Wells Street for later sale as other wood products.

Public Input:

Robert Grazick, 290 Chapman Street, Greenfield

Spoke against this use at this location due to noise and air quality concerns. Wedegartner inquired on the time that noise is an issue. Mr. Grazick responded that he hears the noise when he gets home around 7:15 a.m.

Diane & Michael Morrissey, 292 Chapman Street, Greenfield

Stated that she has been at her current location for about 35 years. Noise from Jim's Tree Service has been an issue for about 2 years. She can no longer enjoy her back yard. Wedegartner inquired on the time that noise is an issue. Ms. Morrissey responded from 7:00 a.m. to 3:00 p.m. or later. Mr. Morrissey inquired whether noise testing has been done at 275 Wells Street. Wedegartner responded



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that she is not aware of any testing done and reminded folks of the Board of Health's recommendation for a noise assessment.

Dennis Fisk, 283 Chapman Street, Greenfield

Spoke against this use at this location due to noise concerns.

Ilene Stahl, 284 Chapman Street, Greenfield

Spoke against this use at this location due to noise concerns. Ms. Stahl stated that something has changed over the last year regarding Jim's Tree Service's business practices. The noise starts sooner now with increased chipping.

Wedegartner inquired on the use of the E. Cleveland property owned by Mr. Elwell and whether chipping and splitting could be done there. Mr. Elwell responded technically yes but that the conditions there are not ideal. Mr. Elwell clarified for the audience that some of the noise being heard is from the morning start-up of trucks and equipment which will get longer as the colder weather sets in. He stated that in colder weather, the trucks need 20-30 minutes to properly warm up. Smith stated that she visited the property this afternoon and that she was shocked by the level of noise produced. Smith stated that nowhere in the application materials received does it state that chipping and splitting occurs at 275 Wells Street. Attorney Cote responded that the submitted site plan shows the area where chipping/splitting occur. The Board discussed noise issues and potential ways to mitigate such noise. Wedegartner inquired of Mark Maloney, Chair of the ZBA, on whether the ZBA dealt with noise issues for 113 Norwood Street. Mr. Maloney responded that it was about 8 years ago so he cannot remember all of the specifics but that the Board set several conditions on the approval of Jim's Tree Service at 113 Norwood Street. The Board discussed mitigation options to include the construction of a sound barrier building or structure that was brought up by Roberts. The project proponents responded that they looked into this and that it was cost prohibitive. They attempted such measures at the 113 Norwood property but it was not feasible due to the required setbacks. The Board confirmed with the project proponents that there is no existing or proposed dumpster on-site and no existing or proposed pole lighting on-site.

MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to continue the site plan review to November 17, 2016 at 7:00 p.m. at the Department of Planning and Development located at 114 Main Street. The Applicant shall provide a revised site plan to include snow storage locations, location of required off-street parking spaces with dimensions, and proper screening of abutting residential properties. The Applicant shall also provide a sound assessment conducted by a qualified sound engineer pursuant to Section 200-6.8(C2) of the Greenfield Zoning ordinance.

Discussion Items:

- a. Potential Expansion of the Central Commercial District in the area of the YMCA.



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Wendy Marsden read her request dated September 21, 2016 to the Board which is hereby made a part of these meeting minutes. There are 11 existing off-street parking spaces with room for 11 more. John Lunt, Assistant to the Mayor for Special Projects, introduced himself to the Board and stated that he supports Ms. Marsden's request both as a parking relief measure until the new parking garage is approved and constructed and to allow for additional commercial uses to operate there. Director Twarog mentioned the Use Regulation Working Group to the Board and suggested that the Board wait until this effort is completed prior to moving forward with this request. Director Twarog stated that he will look into whether parking can be expanded at this property without a zoning amendment or map change. The Board discussed the request. Roberts suggested that the Board conduct a site visit to the area to see it first hand and to further the discussion. Pottern recommended that the Board look into other tools to accomplish what it wants for this area such as a local historic district.

b. Fee Schedule.

Director Twarog explained to the Board that the Zoning Board of Appeals adopted a new fee schedule for special permit applications and recommended to the Board that it adopt the same fee schedule for special permits.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to adopt the new fee schedule for special permits as presented.

Action Items:

a. Application for Approval Not Required (ANR) of Dylan A. Lucas for lots located at 777 Lampblack Road.

Director Twarog presented the ANR Plan to the Board.

MOTION: Moved by Smith, seconded by Pottern, and voted 5:0 to approve the application for Approval Not Required (ANR) of Dylan A. Lucas for lots located at 777 Lampblack Road.

MOTION: Moved by Desorgher, seconded by Roberts, and voted 5:0 to authorize vice-chair Linda Smith to sign the ANR Plan and required forms on behalf of the Board.

b. Application for Approval Not Required (ANR) of the Greenfield Redevelopment Authority for Parcel R05-29 located off Silvio O'Conte Drive.

Director Twarog presented the ANR Plan to the Board.



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MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the application for Approval Not Required (ANR) of the Greenfield Redevelopment Authority for Parcel R05-29 located off Silvio O'Conte Drive.

MOTION: Moved by Desorgher, seconded by Roberts, and voted 5:0 to authorize vice-chair Linda Smith to sign the ANR Plan and required forms on behalf of the Board.

c. Application for Approval Not Required (ANR) of John G. Bailey for lots located at 172 Highland Avenue Extension.

Director Twarog presented the ANR Plan to the Board.

MOTION: Moved by Desorgher, seconded by Roberts, and voted 5:0 to approve the application for Approval Not Required (ANR) of John G. Bailey for lots located at 172 Highland Avenue Extension.

MOTION: Moved by Roberts, seconded by Desorgher, and voted 5:0 to authorize chair Roxann Wedegartner to sign the ANR Plan and required forms on behalf of the Board.

Adjournment:

MOTION: Moved by Smith, seconded by Roberts, and voted 5:0 to adjourn the Planning Board meeting at 10:10 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development