



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 January 5, 2017

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 6:04 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

EDC MEMBERS PRESENT: Penny Ricketts, Chair; William Childs; Daniel Leonovich; Wanda Muzyka-Pyfrom; and Verne Sind.

ALSO PRESENT: Mayor William Martin; Town Council President Brickett Allis; Town Council Vice-president Isaac Mass; Eric Twarog, Director of Planning and Development; Aviva Luttrell of the Greenfield Recorder; and members of the public

Public Hearings:

- a. **6:00 p.m. (Continued from December 13, 2016): Proposed re-zoning of the Corridor Overlay District.**

Wedegartner read the public hearing notice into the record. The EDC did a roll call for which all were present. Wedegartner announced that the hearing is being recorded by both the Planning Board and EDC and asked if anyone else was recording. GCTV responded yes. Wedegartner explained the process for the public hearing to the audience. Wedegartner invited Council Vice-president Isaac Mass to explain to the audience why he introduced the proposed amendment. Council Vice-president Mass reviewed with the Board his reasons for introducing the amendment and stated that he submitted a 5-page letter to both the EDC and Planning Board which are hereby made a part of these meeting minutes. The EDC and Planning Board opened up the public hearing for public comment.

Jim Allen, 8 Maple Lane, Greenfield

Spoke in support of the proposed amendment. Mr. Allen stated that he drove the area of the Corridor Overlay District and found that there are seven (7) homes on the left side heading north and only two (2) homes on the right side heading north.



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David C. Brock, 40 Russell Street, Greenfield

Spoke against the proposed amendment. Mr. Brock stated that no impact analysis was done prior to introducing this amendment.

Hillary Hoffman, 30 Abbott Street, Greenfield

Spoke against the proposed amendment. Ms. Hoffman stated that she is against strip type development because it is not sustainable.

Sandy Thomas, 38 Orchard Street, Greenfield

Spoke against the proposed amendment. Ms. Thomas handed out a 300-signature petition (200 of which are from Greenfield residents) of those against the proposed amendment which are hereby made a part of these meeting minutes. Ms. Thomas stated that she is against strip development.

Nancy Hazard, 30 Spring Terrace, Greenfield

Spoke against the proposed amendment. Ms. Hazard contradicted Councilor Mass' reading of Greenfield's sustainable master plan and quoted sections of the plan that support keeping the Corridor Overlay District in place. Ms. Hazard stated that she was on the Master Plan Advisory Committee and explained that the plan is based on nine (9) sustainable development principles.

Bill Killdoor, 381 High Street, Greenfield

Spoke in support of the proposed amendment. Mr. Killdoor stated that this end of Town needs more businesses.

Ed Fleming, 385 Barton Road, Greenfield

Spoke in support of the proposed amendment. Mr. Fleming stated that Greenfield residents need tax relief which additional businesses would help provide.

Micke Boineau, 43 Orchard Street, Greenfield

Spoke against the proposed amendment. Does not agree with Councilor Mass' reasons for introducing the proposed amendment. Supports a new referendum on a big box store.

Mike Penn-Strah, 68 Crescent Street, Greenfield

Spoke against the proposed amendment. Mr. Penn-Strah stated that he does not see the need for additional gas stations and drive-thru restaurants in this area.

Mitch Speight, 2 Chestnut Hill, Greenfield

Spoke against the proposed amendment. Mr. Speight stated that the Town needs to concentrate on and enhance the Downtown.

Al Siano, 10 Meadow Wood Drive, Greenfield

Spoke against the proposed amendment. Mr. Siano stated that the Corridor Overlay District should be kept in place.



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Corky Miller, 47 (Address not readable on sign-in sheet)

Spoke against the proposed amendment. Ms. Miller stated that she believes that traffic is a legitimate concern.

Marlynn Clayton, 8 Peabody Lane, Greenfield

Spoke against the proposed amendment. Ms. Clayton stated that this entryway into Greenfield is a green, beautiful gateway into Greenfield that should be kept.

Sandra Boston, 15 Abbott Street, Greenfield

Spoke against the proposed amendment. Ms. Boston re-stated that beauty cannot be replaced and that natural beauty has economic benefits.

Patrick Devlin, 921 Bernardston Road, Greenfield

Spoke against the proposed amendment. Mr. Devlin handed out a letter to the Board which is hereby made a part of these meeting minutes. Mr. Devlin stated that the Town should wait on the outcome of the appeal of the approved big box retail store before meddling with zoning in this area. He does not believe that the Town needs more gas stations or drive-thru restaurants in this area. He stated that there are still unresolved traffic issues in this area.

Susan Worgaftik, 45 Forrest Avenue, Greenfield

Spoke against the proposed amendment. Ms. Worgaftik stated that the Town should be looking developments that offer better job opportunities than gas stations and fast-food restaurants.

John McBraman, 60 Avenue A, Turners Fall, Bernardston

Spoke against the proposed amendment. Mr. McBraman stated that Greenfield is the gateway to the Mohawk Trail which should be preserved.

Ilene Stahl, 284 Chapman Street, Greenfield

Spoke against the proposed amendment. Ms. Stahl stated that she does not believe that we need additional fast-food restaurants in town.

Lauren Cuniffe, 315 Barton Road, Greenfield

Spoke against the proposed amendment. Ms. Cuniffe questioned who would benefit from this amendment; any amendment should benefit the whole town.

David Singer, 41 Grinnell Street, Greenfield

Spoke against the proposed amendment. Mr. Singer stated that he is here as a resident who loves his town. He spoke about his thoughts on the proper planning process and does not believe that it was followed for this proposed amendment. He stated that a big box store can go in the District currently so the proposed amendment does not affect this.



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Louise Amyot, 56 Madison Circle, Greenfield

Spoke against the proposed amendment. Ms. Amyot stated that she is against the proposed amendment for the all the reasons previously mentioned.

Dorothy McIver, 88 Columbus Avenue, Greenfield

Spoke against the proposed amendment. Ms. McIver stated that she is against the proposed amendment for the all the reasons previously mentioned.

Alex Haro, 72 Hastings Street, Greenfield

Spoke against the proposed amendment. Mr. Haro stated that the traffic issues along Federal Street could have been addressed by the Town through past developments but never were. He stated that he is not against new development, but that any new development should be based on a complete traffic analysis first.

Joan Jackson, 2 Chestnut Hill, Greenfield

Spoke against the proposed amendment. Ms. Jackson stated that the Town should concentrate on the Downtown area.

Pete Brown, 24 James Street, Greenfield

Spoke against the proposed amendment. Mr. Brown used a personal experience of living with uncontrolled strip type development in a community he used to live in Ohio.

Mark Leonard, 63 Orchard Street, Greenfield

Spoke in support of the proposed amendment. Mr. Leonard stated that the talk of strip development in this area of town is untrue. He stated that wetlands and other environmental constraints restrict development in this area. He believes that the area is functionally obsolete due to small lot sizes. Mr. Leonard stated that he was here when the District was put in place and that it didn't encourage tasteful development but stopped it altogether. He doesn't recall a detailed discussion or study to support it.

Patty Perry, 171 High Street, Greenfield

Spoke against the proposed amendment. Ms. Perry expressed concerns about traffic both for the big box store under appeal and for new development. Ms. Perry supports David Singers call for a more open planning process and suggested re-zoning some of the land back to industrial zoning.

Ariel Elan, Montague Center, Bernardston (Owner of 8-10 Prospect Avenue)

Spoke against the proposed amendment. Ms. Elan stated that she moved to Franklin County from Boston because of the rural nature of this area. Ms. Elan spoke of options for good economic development.

Steve Alves, 23 Unity Street, Turners Falls



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Spoke against the proposed amendment. Mr. Alves stated that he was here in 1989 when the District was put in place and was impressed with this effort at the time. He stated that in the 33 years that he has been in Greenfield, he has never seen the community in better shape and applauds the Mayor for his efforts.

Donovan Eastman, 7 Oak Street, Greenfield

Spoke against the proposed amendment. He questioned what the proposed amendment does for economic development in town. He stated that he believes the proposed amendment would have little positive impact for economic development and that the Town should instead capitalize on tourism opportunities. He stated that this proposal would go against tourism and that the Town should concentrate on making Greenfield a great place to live.

Pamela Kelly, 32 Spruce Street, Greenfield

Spoke against the proposed amendment. Ms. Kelly stated that there is a 12-15 thousand year old Indian village in this area and that we should place more value on protecting this resource and history.

Lucy Fagella, 86 Leyden Road, Greenfield

Spoke against the proposed amendment. Ms. Fagella spoke of the creative economy and that there are a lot of artists in this area that came here because of the rural character of the area.

Matthew Cavanaugh, 19 Smith Street, Greenfield

Spoke against the proposed amendment. Mr. Cavanaugh stated that he is against the proposed amendment for all the reasons previously mentioned.

John Ward, 4 Grove Street, Gill

Spoke against the proposed amendment. Mr. Ward stated that he is a Downtown business owner and that the Town should concentrate on improving the Downtown and Downtown parking.

MOTION: Moved by Leonovich, seconded by Childs, and voted 5:0 to close the public hearing at 7:36 p.m.

MOTION: Moved by Pottern, seconded by Smith, and voted 5:0 to close the public hearing at 7:36 p.m.

Mayor Martin made a statement to the Board encouraging a discussion now on the pros and cons of the proposed amendment. Mayor Martin stated that he is against further study as he believes that this area has already been studied. Councilor Mass made a statement to the Board on the impetus of the proposed amendment. Roberts stated that the District currently doesn't prevent development but enhances the aesthetic quality of the development through design guidelines. Wedegartner stated that she believes that the Town should wait until the resolution of the big box appeal before making a decision on the proposed amendment to the Corridor Overlay District. The Board discussed the pros and cons of the proposed amendment. Smith stated that her biggest concern is to protect the quality



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of life for the residential neighborhoods in this area. Pottern highlighted sections of the 2012 Open Space and Recreation Plan (OSRP) relative to this proposal. Councilor Mass responded that he was on the Open Space Committee for the 1999 OSRP which encouraged access to open space and recreational opportunities. He believes that his proposal would help with such access issues. Desorgher stated that we as a town do a great job with protecting open space and providing recreational opportunities. Also we do a great job with energy efficiency. Desorgher stated that she doesn't believe that the Corridor Overlay District is an attractive gateway into Greenfield. Desorgher expressed concerns about seniors and ADA accessibility. Wedegartner asked Councilor Mass why he would be against waiting for the resolution of the appeal of the big box store. Councilor Mass responded that it is difficult to get 9 votes on the Town Council for a zoning change, the current makeup is favorable for such a vote. Councilor Mass stated that people have been waiting fifteen years for this vote. Roberts stated that he thinks this amendment is premature and that the town should wait for the resolution of the appeal of the big box store.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 1:4 (all against except Desorgher) to forward a positive recommendation to the Town Council on the proposed re-zoning of the Corridor Overlay District.

Action Items:

- a. Application for Approval Not Required (ANR) of Lundgren Honda for lots located at 407 – 425 Federal Street.

Director Twarog reviewed the ANR plan with the Board and explained that it meets the two requirements for Planning Board endorsement.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to approve the application for Approval Not Required (ANR) of Lundgren Honda for lots located at 407 – 425 Federal Street.

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to authorize the Chair to sign the approved ANR plan on behalf of the Planning Board.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to approve the meeting minutes of November 17, 2016.

MOTION: Moved by Smith, seconded by Desorgher, and voted 4:0:1 (Pottern abstained) to approve the meeting minutes of December 13, 2016.



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MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the meeting minutes of December 15, 2016.

Adjournment:

MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 9:40 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development