



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.

Allen, Jim (2019)
Desorgher, Virginia (2019)
Moscaritolo, David (2019)
Pottern, Jamie (2018)
Roberts, Charles (2017)
Smith, Linda (2019)
Touloumtzis, George (2018)

GREENFIELD PLANNING BOARD
Minutes of August 3, 2017

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson and EDC Chairperson at 7:02 p.m.

PB MEMBERS PRESENT: Linda Smith, Chair; Virginia Desorgher; Jamie Pottern, Clerk; George Touloumtzis, Vice-chair; and Alternates Charles Roberts and Jim Allen

ABSENT: David Moscaritolo

EDC MEMBERS PRESENT: Penny Ricketts; Daniel Leonovich, Chair; Wanda Muzyka-Pyfrom; and Verne Sund

ABSENT: William Childs

ALSO PRESENT: Council Vice-president Isaac Mass; Councilor Maria Burge; Eric Twarog, Director of Planning and Development; Aviva Luttrell of the Greenfield Recorder; and members of the public

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to approve the meeting minutes of July 20, 2017 as amended.

Public Hearings:

- a. **7:00 p.m.:** The Greenfield Town Council Economic Development Committee and Planning Board will hold a joint public hearing on Thursday, August 3, 2017 beginning at 7:00 p.m., at the Department of Planning & Development Meeting Room, 114 Main St., to consider the following proposed amendment to the Greenfield Zoning Ordinance, Sign Regulations:
 - Striking form § 200-6.7 Sign Regulations, section E, subsection (5): “No political advertisement or political sign shall be placed on any public property including but not limited to buildings, land, fences, utility poles, or trees. Political signs shall not exceed six (6) square feet in area.” And replacing with: “No private advertisement or sign shall be placed on any public property including but not limited to buildings, land, fences, utility poles, or trees except by permit of the Greenfield Board of License Commissioners.”



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- Further by striking in its entirety: Subsection “(8) Portable signs shall be prohibited. Portable signs are signs not permanently attached to the ground or a building or not designed to be permanently attached to the ground or a building including signs attached to vehicles, trailers, or other movable objects regularly located for display.” And by renumbering the remainder of the section.

Smith opened the public hearing and read the public hearing notice into the record. Council Vice-president Isaac Mass explained the reason for the proposed sign amendments to the Board. A review by legal counsel of Greenfield’s sign regulations determined that a portion of the sign regulations is unconstitutional. The proposed amendments would make the sign regulations constitutional. Communities can only regulate the time, place and manner of signage, not content. Smith opened the public hearing up for public comment.

No public comment.

Smith inquired on who is currently required to go before the Licensing Commission. Councilor Mass responded that people carrying signs are not required to do so but the temporary or permanent placement of signage does. Smith inquired on signage on trucks. Councilor Mass responded that the Town doesn’t regulate what is on the truck for signage but can regulate parking of such truck. Toulountzis inquired on signage in the tree belt. Councilor Mass responded that technically, such signage requires approval from the Licensing Commission. Roberts inquired on portable signage. Councilor Mass responded that a different section of the code applies to sandwich board signs. Councilor Sund inquired on defamatory language on signage. Councilor Mass responded that such speech is not protected speech and would be handled by litigation.

PB MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0 to close the public hearing at 7:07 p.m.

EDC MOTION: Moved by Ricketts, seconded by Muzyka-Pyfrom, and voted 4:0 to close the public hearing at 7:07 p.m.

- b. **7:15 p.m.:** Application of Edward Evans for property located at 61 Pleasant Street (Assessor’s Map 69, Lot 1), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-7.18, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a Detached Accessory Dwelling Unit at this location.

Smith opened the public hearing at 7:32 p.m. and read the public hearing notice into the record. Mr. Tristan Evans reviewed the project for the audience. Smith opened the public hearing up for public comment.

Patricia LaMountain, 140 Davis Street, Greenfield, MA
Handed a letter of support for the project to the Board.



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Tex LaMountain, 140 Davis Street, Greenfield, MA

Supports the project.

Timothy Broga, 90 Davis Street, Greenfield, MA

Supports the project.

Diane Allis, 19 Oak Street, Greenfield, MA

Ms. Allis inquired about winter access to the ADU. Mr. Evans responded that a new driveway will extend beyond the existing driveway to the back.

Smith read a support letter from David Brooks and Patricia and Tex LaMountain into the record.

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 5:0 to close the public hearing at 7:45 p.m.

Site Plan Review:

- a. Application of CJBW Stamp – dba Valley Steel Stamp, Inc. for property located at 15 Greenfield Street (Assessor’s Map R05, Lot 28C), which is located within the Planned Industry (PI) Zoning District, for site plan review and approval pursuant to Sections 200-4.7(B12) and 200-8.4 of the Zoning Ordinance in order to allow additional building area of 17,500 square feet with associated grading and paving at this location.

The following project proponents were present: Sara Campbell, Project Engineer; and Joe Mattei, Project Architect. The project proponents presented the project to the Board. The Board discussed and reviewed the off-street parking for the project as well as screening and landscaping. Allen asked what would happen if a current employee became handicapped. Mr. Mattei responded that the owner would accommodate the handicapped employee. Mr. Mattei stated that if a building is not open to the public, then they are not required to provide ADA accessibility. The Board discussed the location of ADA parking spaces relative to the new ADA employee door access. The Board inquired on the number of existing and new employees. Mr. Mattei responded that there are about 30 existing employees and that the new addition will result in about 15-20 new employees. Touloumtzis inquired on a ramp at the primary entrance. Mr. Mattei responded that they considered a ramp but due to the grade, it would have to be a very long ramp. Touloumtzis inquired on the provision of a bicycle rack. Mr. Mattei responded that the owner would be willing to provide bicycle racks on site. Roberts inquired on lighting. Mr. Mattei responded that the new addition would have building mounted lighting to match the lighting on the existing building.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 4:0 to approve the application of CJBW Stamp – dba Valley Steel Stamp, Inc. for property located at 15 Greenfield Street (Assessor’s Map R05, Lot 28C), which is located within the Planned Industry (PI) Zoning District, for site plan review and approval pursuant



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to Sections 200-4.7(B12) and 200-8.4 of the Zoning Ordinance in order to allow additional building area of 17,500 square feet with associated grading and paving at this location with the following conditions:

- 1. The Applicant shall provide a 5-capacity bicycle rack at the new building as well as the existing building; and**
- 2. Any new lighting shall match the existing lighting. Any new pole lighting shall be shielded and downcast.**

- b. (Continued from July 20, 2017): Application of 401 Liberty Street, LLC for property located at 298 Federal Street (Assessor's Map 95, Lot 1, Unit A), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8(B9) and 200-8.4 of the Zoning Ordinance in order to allow a Salvation Army Thrift Store at this location.

The following project proponents were present: Carlos Nieto-Mattei, Landscape Architect from the Berkshire Design Group; and Mike Luino Project Manager, Vaas builders. Mr. Nieto-Mattei addressed the issues brought out at the last meeting with the Board which included the following:

- Sidewalk from Condo Unit B3 to Condo Unit A;
- Bicycle rack for Condo Unit A;
- Requested speed bump. Mr. Nieto-Mattei stated that pedestrian signage will be provided as well as a speed hump which is spread out more than a speed bump;
- Signage for the one-way entrance to include "No Left Turn", and "Do Not Enter"; Roberts questioned why the second entryway is necessary. Mr. Nieto-Mattei responded that the owner requested it for public safety purposes;
- Striping of loading area;
Touloumtzis inquired on the number of truck deliveries per day. Response: one box truck per day.
- Landscaping along Federal Street. Mr. Nieto-Mattei reviewed which trees are to remain and which trees need to be removed with the Board. All trees except those in the area of the new entryway will remain.

The Board inquired on where individuals would drop off goods. Response: through the main entrance. For larger items, people would come in through the main entrance and ask for assistance. Staff would then allow the use of the loading dock area to drop off the larger items. The Board discussed wayfinding signage on site to assist customers.

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 4:0 to approve the application of 401 Liberty Street, LLC for property located at 298 Federal Street (Assessor's Map 95, Lot 1, Unit A), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8(B9) and 200-8.4 of the Zoning Ordinance in order to allow a Salvation Army Thrift Store at this location with the following conditions:



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1. **The Applicant shall address all concerns of the Department of Public Works (DPW) highlighted in their review memo dated July 7, 2017; and shall provide documentation to the Department of Planning and Development that all concerns of the DPW have been addressed.**
2. **The Applicant shall provide an electronic push button at the main entrance;**
3. **The Applicant shall provide wayfinding signage on-site to better direct pedestrian and traffic flow; and**
4. **The Applicant shall submit three (3) full-size copies of the revised plan set to the Department of Planning and Development within thirty (30) days of this approval.**

Action Items:

- a. Planning Board recommendation on the potential sale of town-owned property, specifically Parcel 24-19 on Deerfield Street.

The Board had no issues with this request.

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 4:0 to forward a positive recommendation to the Town Council on the potential sale of Town-Owned property (Parcel 24-19).

- b. Application of Jerry Guidera for Approval Not Required (ANR) Plan endorsement for property located at 56 Bank Row.

The plan met the two criteria for approval.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0 to approve the application of Jerry Guidera for Approval Not Required (ANR) Plan endorsement for property located at 56 Bank Row.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan on behalf of the Board.

Planning Board Deliberation on the Proposed Amendments to the Sign Ordinance

Touloumtzis proposed changing the wording from “No private advertisement or sign ...” be replaced with the words “No private sign or advertisement ...”

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to forward a positive recommendation to the Town Council on the proposed amendments to the Sign



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Ordinance with the recommendation that the following words in the proposed amendment “No private advertisement or sign ...” be replaced with the words “No private sign or advertisement ...”

Board and Staff Reports:

Smith announced that the joint public hearing with the EDC on the proposed amendments to the Accessory Dwelling Unit Ordinance is scheduled for September 12th at 6:00 p.m. at the Library LeVanway meeting room.

Adjournment:

MOTION: Moved by Desorgher, seconded by Pottern, and voted 4:0 to adjourn the Planning Board meeting at 9:25 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development