



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 (2020)
Pottern, Jamie (2018)
Roberts, Charles (2020)
Smith, Linda (2019)
Touloumtzis, George (2018)

**GREENFIELD PLANNING BOARD
Minutes of November 16, 2017**

**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: Linda Smith, Chair; Virginia Desorgher; Jamie Pottern, Clerk; George Touloumtzis, Vice-chair; and Alternate Charles Roberts

ABSENT: David Moscaritolo and Alternate Jim Allen

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Aviva Luttrell of the Greenfield Recorder; Kris Warner, Developer of McHard Acres Subdivision; Attorney Kevin Parsons; Cathy Gouch; and Trouble Mandeson.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:1 (Touloumtzis abstained) to approve the meeting minutes of October 19, 2017.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 4:1 (Desorgher abstained) to approve the meeting minutes of November 2, 2017 as amended.

Site Plan Review

- a. Application of O'Reilly Auto Enterprises, LLC for property located at 461 Bernardston Road (Assessor's Map 116, Lot 30), which is located within 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 new 7,942 square foot O'Reilly Auto Parts store to be constructed at this location with an associated parking lot, utilities, and site improvements.

The following project proponents were present: William Schrafer, engineer from Bohler Engineering and Lauren Sirois, Architect from Phase Zero Design. Mr. Schrafer presented the site plan to the Board and stated that the new square footage of the building is 7,447 square feet which is about 400 square feet smaller than originally proposed. The reduced size is less than 7,500 square feet which is the threshold for a sprinkler system. All existing improvement on the property will be removed and



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replaced with new improvement to include all utilities for a new O'Reilly Auto Parts store. There will be an increase in green space over existing conditions. The site is currently covered by 85% impervious surface. There will be an increase of about 6,700 square feet of green space which will increase buffers between abutting properties. Mr. Schrafer also stated that there will be a decrease in stormwater runoff rates as well as an increase in quality of stormwater runoff with the new stormwater facilities to be installed on site. New utilities will utilize existing stubs or ties into Wildwood Avenue. The Board inquired on the purpose of the green space. Mr. Schrafer responded that its function is only to serve as green space. The Board inquired on the existing stockade fencing along the property. Mr. Schrafer responded that he doesn't know if the existing fencing is owned by O'Reilly or owned by the abutting properties. He stated that if it is owned by O'Reilly, then the fencing will be removed and replaced with new stockade fencing. If it is not owned by O'Reilly, then new fencing will still be installed by O'Reilly. Desorgher inquired about a push bar for the main entrance to the new store. Ms. Serois responded that they did not plan on installing a push bar. Touloumtzis inquired on why they are proposing more than the required off-street parking. Mr. Schrafer responded that O'Reilly is really good at determining their parking needs which is why they are proposing that number of spaces. Touloumtzis inquired on bicycle parking for the new store. Mr. Schrafer responded that they hadn't planned on providing bicycle parking but that they would be willing to install some bicycle parking on site. The Board discussed the Wildwood Avenue side elevation of the proposed building. The Board thought it too bland with not enough architectural detail. The Board discussed adding some additional vegetation in that area in the form of higher bushes to break up the façade.

- MOTION:** Moved by Desorgher, 2nd by Pottern and voted 5:0 to approve the application of O'Reilly Auto Enterprises, LLC for property located at 461 Bernardston Road (Assessor's Map 116, Lot 30), which is located within 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 new 7,447 square foot O'Reilly Auto Parts store to be constructed at this location with an associated parking lot, utilities, and site improvements with the following conditions:
- 1) The Applicant shall install bicycle parking on site;
 - 2) The Applicant shall install a push bar for the main entrance to the store; and
 - 3) The Applicant shall add additional landscaping in the form of bushes 4-5 feet in height along the northern property line to break up the façade of the building along Wildwood Avenue.

Action Items:

- a. Approval of final As-built Topo Plan, Erosion Control Plan, and Landscaping Plan for Phase 2 of the McHard Acres Subdivision.



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Attorney Kevin Parsons presented the revised as-built topo plan/erosion control plan to the Board. He stated that all erosion control measures are now in place. Attorney Kevin Parsons also presented the proposed Landscaping Plan to the Board.

MOTION: Moved by Touloumtzis, 2nd by Pottern and voted 4:1 (Desorgher abstained) to approve the as-built topo plan, erosion control plan, and landscaping plan as presented to the Board.

MOTION: Moved by Touloumtzis, 2nd by Pottern and voted 4:1 (Desorgher abstained) to extend the extension request to May 31, 2018.

Discussion Item:

- a. Proposed amendment to Section 200-7.15. Large-Scale Ground-Mounted Solar Photovoltaic Installations.

Director Twarog reviewed the matrix of examples of large-scale solar installations with the Board. The Board discussed amending the existing ordinance by allowing installations of greater than 10 acres in size by special permit within the Planned Industry zoning district. The Board discussed increasing the setbacks to 100 feet for projects greater 10 acres in size. The Board asked Director Twarog to research best practices for solar developments to include looking into how such development deal with the issue of wildlife corridors.

Adjournment:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 8:25 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development