

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
14 Court Square, Greenfield, MA 01301

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GREENFIELD PLANNING BOARD

Minutes of June 3, 2010

Greenfield Police Station

The meeting was called to order at 7:02 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Clayton Sibley; James Allen; alternates, Joshua Parker and Tim Gorts; Mark A. Zaccheo, Tim Sullivan, and members of the public

ABSENT: Mary Newton

Approval of Minutes

No minutes were available for approval.

Site Plans

- a. Mark A & Barbara N. Zaccheo, 30 Olive St.

Mark Zaccheo made a presentation of his site plan for the renovation of 30 Olive St. Roxann shared the recommendation of the Department of Planning and Development, reports from the Department of Public Works, Greenfield Building Inspector, and Fire Department regarding the site plan. Zaccheo stated he will follow their recommendations or seek further information from the departments on other recommendations.

Following some questions by the Board to Mr. Zaccheo and some discussion, a motion was made.

MOTION: **Moved by Smith, seconded by Sibley, and voted 4:0 to approve the site plan for 30 Olive Street incorporating the conditions recommended by the Department of Planning & Development.**

Action Items

- a. Recommendation on the Sale of Town-Owned Land (Williams Street Proposal)

Following a brief discussion of the current status of Williams St. as essentially a piece of town-owned land that is being used by an abutter and a clarification by Wedegartner that it is the town asking for sale, not the abutter, a motion was made.

MOTION: **Moved by Sibley, seconded by Smith, and voted 3:1 (Allen) to recommend the sale of this parcel of town-owned land under the condition that the sale does not leave another abutting property owner landlocked.**

Discussion Items

- a. Proposed Zone Change for a Portion of Mohawk Trail by Steve Andrews, Property Owner.

Mr. Andrews presented his vision for his property on the Mohawk Trail, the former Scotch Mist Restaurant. He would like to renovate the existing building for a small, upscale dining establishment. He is interested in having the Town change the zone from the Shelburne Road underpass to the Shelburne town line on the North side only. He would like the zone to change from Suburban Residential to a commercial designation.

After a discussion with Mr. Andrews regarding his plans, the Board said that they would formally consider his request at a future board meeting.

Other Business

Tim Sullivan, an attorney from Goulston & Storrs who represent Greenfield Investors, LLC, introduced himself to the Planning Board. He wanted to confirm and set a date for an official site visit with the Planning Board to the Mackin Property. A date and time were set for 4:00 p.m., June 17th. The site visit on private property will not be open to the public as the owner has only given permission for the Planning Board, an agent from SVE, and from Greenfield Investors, LLC to be on their private property. Sullivan inquired as to whether or not we would be using a specific company for our traffic peer review. Wedegartner stated that, if there are no objections from the Planning Board, they will be using Beta Group, as recommended by Larry Petrin. Beta Group has done the traffic counts and research for the eight intersections currently under reconstruction in Greenfield and has significant knowledge of most major thoroughfares in the town. Sullivan also stated that based on information received at the Tech Review meeting they are considering bringing in a site plan depicting a building of 140,000 square feet. When asked by Wedegartner if the developers had a time frame for submitting their application, Sullivan stated he believed they would be bringing forward the MDR request for Special Permit and the site plan approval applications on or about July 1, 2010.

Correspondence

A memo from Marcia Starkey regarding Bank Row Urban Renewal Plan Parking Analysis & DHCD, MHC Comments was shared with the Planning Board by Wedegartner.

Next Meeting

Next meeting is set for Thursday, June 17, 2010 at 4:30, preceded by a 4:00 p.m. site visit to the Mackin property on the French King Highway.

Adjournment

MOTION: Moved by Sibley, seconded by Allen, and voted 4:0 to adjourn the meeting at 8:55 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator