

## **PLANNING BOARD**

**TOWN OF GREENFIELD, MASSACHUSETTS**  
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### **GREENFIELD PLANNING BOARD** **Minutes of September 2, 2010** **Greenfield Middle School Auditorium, 195 Federal Street**

The meeting was called to order at 7:05 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clerk; Clayton Sibley; James Allen; and alternates Tim Gorts and Joshua Parker.

Also present were Eric Twarog, Director of Planning and Development; GCTV; Jeff Terrell of WHAI; and Anita Phillips of the Greenfield Recorder.

#### Approval of Minutes

**MOTION:** Moved by Sibley, seconded by Smith and voted 5:0 to approve the meeting minutes from August 19, 2010.

#### Action Items

- a. Massachusetts Development Finance Agency Request for Board Action on Bond Issuance for 361 Main St., Greenfield (Garden Building, LLC)

Approve the resolution authorizing Official Action for a Mass Development Tax-Exempt Recovery Zone Facility Bond. The proposed project will result in the renovation and productive reuse of an historic building on the city's main street and will create 49 new jobs.

**MOTION:** Moved by Smith, seconded by Allen and voted 5:0 to approve the resolution authorizing Official Action for a Mass Development Tax-Exempt Recovery Zone Facility Bond for 361 Main St., Greenfield (Garden Building, LLC).

- b. Massachusetts Development Finance Agency Request for Board Action on Bond Issuance for 9 Bank Row, Greenfield (Franklin County Community Development Corporation)

Approve the resolution authorizing Official Action for a Mass Development Tax-Exempt Recovery Zone Facility Bond. The proposed project will result in the renovation and productive reuse of an historic building on the city's main street and will create 18 new jobs.

**MOTION:** Moved by Newton, seconded by Smith and voted 5:0 to approve the resolution authorizing Official Action for a Mass Development Tax-Exempt Recovery Zone Facility Bond for 9 Bank Row, Greenfield (Franklin County Community Development).

#### Public Hearings

- a. Greenfield Investor's Property Development, LLC, Proposed 135,000 square foot retail store off French King Highway (Tax Map R04, Lot 44; Tax Map R05, Lot 23)

Wedegartner opened the public hearing at 7:15 p.m. The following project proponents were present: Tim Sullivan of Goulston & Storrs; Michael Dupree of VHB; and Donna MacNicol of MacNicol & Tombs, LLP. Wedegartner gave a special recognition of Roy Cowdrey's service to the Town of Greenfield. Wedegartner read the public hearing notice into the record and explained the rules of the Board's public hearing process to the audience. Tim Sullivan introduced the members of the project team and gave a PowerPoint presentation on the proposed project (copy of PowerPoint presentation is hereby made a part of these meeting minutes\*). Wedegartner asked for clarification on whether the total amount of open space to be preserved will be 18.7 acres. Mr. Sullivan responded yes but that the north parcel is not a part of the proposed development. Wedegartner asked about what will be done to minimize impacts during construction. Mr. Sullivan responded that the project has been designed to minimize such impacts and that the submitted "Special Permit Narrative and MDR Impact Statement" covers this topic. Wedegartner read comments from Mayor William Martin and Town Council President Tim Ferrell (copy of these comments is hereby made a part of these meeting minutes\*).

### **Public Input Portion of Public Hearing:**

#### Attorney Lisa Kent – Law Firm of Lesser Newman & Nasser, LLP

Ms. Kent stated that their opposition is not about stopping development and in particular this project, but that it is about compliance with the Greenfield Zoning Ordinance. Ms. Kent submitted the following report to the Board: "Statement To The Greenfield Planning Board In Opposition To The Major Development Review Application By Greenfield Investor's Property Development, LLC French King Highway Submitted September 2, 2010" (copy of report is hereby made a part of these meeting minutes\*).

#### Joanne Mann – Abutter

Spoke against the project. Stated that proposed project doesn't meet the provisions of the Greenfield Zoning Ordinance.

#### Jeannie Mann – Abutter

Spoke against the project. Stated that proposed project doesn't meet the provisions of the Greenfield Zoning Ordinance.

#### Reggie (Ralph) Gordon – Abutter

Spoke against the project. Stated that the proposed project will not blend in with the neighborhood. Asked if the traffic study looked at the Canada Hill/Wunsch neighborhood. Expressed concern about traffic cutting through this neighborhood as a result of this project.

#### Melanie Skawski – Abutter

Spoke against the project. Expressed concern about excessive number of parking spaces and the placement of parking areas. Stated that the project does not meet the design guidelines of the Corridor Overlay District.

#### Ted Wirt – Abutter

Spoke against the project. Submitted written comments (copy of these comments is hereby made a part of these meeting minutes\*).

#### Al Norman – Representing the Abutters

Stated that the abutters paid for an independent peer review of the traffic study prepared by VHB. Mr. Norman highlighted sections of the "Statement in Opposition" that points out flaws in the Traffic Study and Impact Statement submitted by the applicant.

#### Attorney Lisa Kent – Law Firm of Lesser Newman & Nasser, LLP

Ms. Kent gave a conclusion of the abutters concerns.

#### Attorney Joel Russell – Representing "Greenfield Coalition for a Sustainable Future"

Mr. Russell submitted written comments for the record (copy of these comments is hereby made a part of these meeting minutes\*).

Sandy Thomas – 50 Crescent Street

Submitted an open letter to the Planning Board with 1,000 signatures stating that they support the development of a discount department store in Greenfield that is appropriately sized, requesting that the Board require a peer review of the entire Impact Statement, and requesting an independent Community Impact Assessment to study the positive and negative effects of the proposed store on existing businesses, existing employees, wages and benefits of existing retail employees, vacancy rates, the viability of the downtown business district, including the potential for blight resulting from retail business closures, the volume of sales revenue retained and reinvested in Greenfield, and the potential impacts on property values in the surrounding area and any potential increase or decrease in tax revenues to the Town (copy of these signatures is hereby made a part of these meeting minutes\*).

Patricia Marcus – 171 High Street

Ms. Marcus questioned the traffic peer review procurement process and requested that the Board require a peer review of the entire Impact Statement.

Russell Thomas – 50 Crescent Street

Stated that he is not anti-development but is concerned about leakage of capital out of the area as a result of this project.

Stephen Jakub – 43 Wildwood Avenue

Spoke against the scale of the proposed project, highlighted Corridor Overlay District goals, and stated that the traffic congestion will be huge. Mr. Jakub submitted a signed petition from the Wildwood Avenue neighborhood strongly urging the Planning Board to reject the proposal by Greenfield Investor's Property Development LLC to restrict left turns from Wildwood Avenue onto Route 2A, and onto Routes 5&10 during the weekday hours of 3:00 p.m. to 7:00 p.m.

Amy Clark – 39 Madison Circle

Expressed concern about the traffic impacts on Greenfield roadways as a result of this project. Requested a peer review of the entire Impact Statement.

Bob Sunderland – 11 Linden Avenue

Spoke for the project. Highlighted the positive impacts such a development would provide for Greenfield given the socio-economics of the area.

Larry Clark – 40 Peabody Lane

Spoke against the project. Requested a peer review of the entire Impact Statement paid for by the developer.

Vern Sunderland –

Spoke for the project. Stated that he shops out of town because he can't afford to shop in town. Stated that many seniors and retirees cannot afford to shop in Greenfield.

Earle Clark – 85 Haywood Street

Spoke for the project. Stated that Greenfield needs a discount retail store.

David Singer – 41 Burnell Street

Speaking as a Town Councilor, stated that the Board needs to consider the traffic impacts in the High Street area. Speaking as a resident, urged the Board to use its considerable discretion to end the conflict around this proposed development.

Tom Tolg – 12 Walnut Street

Spoke for the project. Stated that Greenfield needs a discount retail store.

Julie Olson – 208 Country Side Road

Spoke for the project. Stated that Greenfield needs a discount retail store because many seniors and retirees cannot afford to shop in Greenfield.

Mr. Norman requested that the Board's peer reviewer BETA Group, Inc. also review the traffic assessment prepared by RSG, Inc. paid for by the abutters. Board discussed this request. Wedegartner asked Mr. Sullivan to respond to this request. Mr. Sullivan stated that they would not have a problem with BETA Group reviewing RSG, Inc's comments on VHB's traffic study but that they would have a problem with BETA Group doing a complete peer review of this traffic assessment. The Board reached consensus that BETA Group will also review comments from RSG, Inc' traffic assessment.

**\* Copy can be viewed at the Department of Planning and Development located at 114 Main Street, Greenfield, MA.**

**MOTION: Moved by Sibley, seconded by Smith, and voted 5:0 to authorize the Director of Planning and Development to work with BETA Group, Inc. on a revised scope of work to include reviewing the comments from RSG, Inc's traffic assessment and to issue a Notice To Proceed once the scope of work has been revised.**

Wedegartner stated that legal issues need to be looked into relative to an independent Community Impact Assessment.

**MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to continue the public hearing on the application of Greenfield Investor's Property Development, LLC to October 7, 2010 at 7:00 p.m. at the Greenfield Middle School Auditorium.**

Adjournment

**MOTION: Moved by Smith, seconded by Newton, and voted 5:0 to adjourn the meeting at 10:33 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development