

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD Minutes of October 7, 2010 Greenfield Middle School Auditorium, 195 Federal Street

The meeting was called to order at 7:04 p.m. with the following members:

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

Also present were Mayor William Martin; Eric Twarog, Director of Planning and Development; 22 News; GCTV; Jeff Terrell of WHAI; Anita Phillips of the Greenfield Recorder; and members of the public.

Approval of Minutes

MOTION: Moved by Newton, seconded by Sibley and voted 5:0 to approve the meeting minutes from September 16, 2010.

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 continued the public hearing at 7:10 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 explained the rules of the Board's public hearing process to the audience and announced that the public hearing is being recorded and asked if anyone else was recording the hearing. GCTV, 22 News WHAI, and the Recorder all announced that they were recording the hearing. Wedegartner stated that the Board received the letter from Attorney Lisa Kent requesting that Jim Allen recuse himself from these proceedings. Wedegartner stated that she obtained a legal opinion on this matter and is satisfied that there is no conflict of interest and that Mr. Allen will remain on the Board for this application. Tim Sullivan introduced the members of the project team and gave a PowerPoint presentation as an overview of the proposed project (copy of PowerPoint presentation is hereby made a part of these meeting minutes). In summary, Mr. Sullivan stated: a 2-story building at this location is not feasible; Most of the existing trees along French King Highway will be retained with additional plantings as well; prior to actual construction, a construction plan will be submitted to the Town for its approval. Mr. Sullivan also stated that the environmental issues have been addressed over a 3-year review period with the Greenfield Conservation Commission, peer reviewer Norfolk Ram, and MA DEP.

Public Input Portion of Public Hearing – 7:38 p.m.:

Carolyn Pollard – 294 Wells Street

Spoke for the project. Expressed concern about senior and low-income residents not being able to afford to shop in town.

Edward Wirt - Greenfield

Spoke against the project. Submitted written comments in the form of a PowerPoint presentation (copy of presentation slides is hereby made a part of these meeting minutes*).

Chuck Seaman – 48 Plantation Circle

Spoke for the project.

David Shields – Elm Street

Spoke for the project.

Nancy Bannister – 55 Freeman Drive

Spoke for the project.

Mary Fourier – 758 Wells Street

Spoke for the project.

Diane Clancy – 312 Abbott Street

Supports a discount store. Asked about permanent protection of the north 10-acre parcel, rain gardens for the parking areas, and whether the 250 new jobs are permanent jobs or construction jobs. Wouldn't support a grocery store and supports a 2-story building.

Howard Stone – 42 ½ Adams Road

Spoke for the project.

Jay Rasku – 50 Conway Street

Expressed concerns about the proposed size of the store and its impact on downtown businesses.

John Boduanski – 18 Newell Pond Road

Spoke for the project.

Patricia Mitchell – 20 Clark Street

Spoke against the project due to traffic concerns.

Daniel Brown – 17 High Street

Spoke against the project due to Wal-Mart's business practices.

Michael Slahejka – 7 Factory Hollow Road

Spoke against the scale of the proposed project. Would like to see it in or near downtown Greenfield.

Doug Clark – 39 Madison Circle

Would like to see a Community Impact Assessment done.

Wendy Sibbison – 26 Beech Street

Stated that she believes the Board can demand to know tenant and that the true fiscal impact cannot be determined without knowing the tenant.

Norm Hirshfeld – 41 Meadow Lane

Supports a discount store in Greenfield but not with a grocery component. Concerned about what would happen if the retail store leaves town.

Nancy Hazard – 30 Spring Terrace

Spoke based on her experience with energy/sustainability issues. Spoke against the project due to its proposed location, would like to see it downtown. Would like to see a "net zero" energy building.

Diane Roberts on behalf of Dorothy McIver – 121 Conway Street

Supports a downtown location, preferably on top of the new parking garage. Spoke against the proposed size, would like to see no more than a 100,000 sq. ft. store. Would like to see an energy efficient 2-story building if sited at this location.

Madeline Cantwell – 136 Lovers Lane

Supports a discount store in Greenfield but has concerns about a Wal-Mart. Concerned about the loss of “social capital” and jobs.

Keith Zaltzberg – 136 Lovers Lane

Supports a comprehensive Community Impact Assessment.

Mark Platt – 27 George Street

Spoke against the project due to its proposed location. Concerned about traffic on High Street and how it would impact the hospital and Police Station.

Diane Kanzler – 424 Adams Road

Chair read comments into the record (copy of comments are hereby made a part of these meeting minutes*)

Donovan Eastman – 7 Oak Street

Supports a discount store in Greenfield but not with a grocery component. Concerned about proposed size, would like to see a 90,000 – 100,000 sq. ft. store. Supports a comprehensive Community Impact Assessment.

Judith Crafts – 51 Pray Drive

Spoke for the project.

Paul J. Calcari – 30 Crescent Street

Spoke for the project.

John Ward – 2 Fiske Avenue

Spoke against the project.

Darlene Fleming – 385 Barton Road

Spoke for the project.

Boyana on Behalf of Milan Dragicerich – 210 High Street

Spoke against the project.

Debbie Kates – 23 Chestnut Street

Spoke against the project.

Jim Hutchinson – 136 Mains Street – Apt. 3A

Believes the project size should be about 100,000 sq. ft. and that the parking should be reduced.

Hazel Dawkins – 91 Smith Street

Spoke against the project.

B.J. Parra – 52 Hawley Road, Hawley

Spoke for the project.

Wedegartner read the legal opinion from Attorney David Martel on the petition requested independent Community Impact Assessment (copy of letter is hereby made a part of these meeting minutes*). Twarog stated that he reviewed the 3 proposals received for a peer review of the Fiscal Impact Statement prepared by RKG Associates. The cost estimate ranged from \$450 to \$9,500. Twarog recommended that the Board use the mid-range proposal of \$2,500 from LDS Consulting Group as the scope of work is complete and the cost

estimate is reasonable. Smith expressed concerns over the complexity of this project and would like greater consideration given to choosing the right peer reviewer of the fiscal impact statement. Mayor Martin inquired of the Chair if two independent peer reviews could be done simultaneously. Twarog responded that he did not know the legal answer to this question but it would be unfair and unreasonable to require this. Newton expressed similar concerns as Smith on choosing the right peer reviewer to give the Board the most information to make an informed decision. Twarog clarified that all consultants were given the same information in order to prepare their proposals. The Board continued to discuss the proposals. Twarog stated for the record that he is against two independent peer reviews of the fiscal impact statement. Wedegartner asked for Board consensus on whether a peer review of the fiscal impact statement prepared by RKG Associates should be done. The Board reached consensus that a peer review of the fiscal impact statement should be done and that Larry Koff and Associates should be the peer reviewer. Al Norman stated that Larry Koff and Associates has worked for Wal-Mart in the past so he believes that there is a conflict of interest. Wedegartner stated that most consulting firms have worked for both sides and that it is common practice.

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

MOTION: Moved by Sibley, no second, to require a peer review of the RKG fiscal impact statement and to utilize the services of LDS Consulting Group for the peer review. Motion fails due to lack of a second.

MOTION: Moved by Sibley, seconded by Allen, and voted 5:0 to require a peer review of the RKG fiscal impact statement and to utilize the services of Larry Koff and Associates for the peer review.

MOTION: Moved by Smith, seconded by Newton, and voted 5:0 to continue the public hearing on the application of Greenfield Investor's Property Development, LLC to October 21, 2010 at 7:00 p.m. at the Greenfield Middle School Auditorium.

Adjournment

MOTION: Moved by Newton, seconded by Allen, and voted 5:0 to adjourn the meeting at 11:15 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development