

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD

Minutes of September 1, 2011

Greenfield Police Station, 321 High Street

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

PRESENT: Roxann Wedegartner, Chair; Clayton Sibley, James Allen, and Alternate Joshua Parker

Also present were Donna MacNicol, Esq., Shannon Rutherford of VHB, and representatives from CVS Caremark Corporation.

ABSENT: Linda Smith, Vice-chair; Mary Newton, Clerk

Approval of Minutes

MOTION: Moved by Sibley, seconded by Allen, and voted 3:0 to approve the meeting minutes from August 18, 2011.

Site Plan Review

Application of CVS Caremark Corporation to occupy the entire 18,500 SF (move into the former Movie Gallery space) at 137 Federal Street. A single lane drive-thru will be added to the north side of the building which will be for prescription drop-off and pick-up only. A new concrete walkway will be installed for ADA accessible access to the front of the building. Approximately 2,897 SF of pervious landscape area will be added.

Shannon Rutherford began the applicant presentation by explaining the project plan and responding to Town of Greenfield Department Comments.

- Response to DPW Comment regarding the applicant plan to change the Franklin Street entrance width from 26 feet wide to 20 feet wide and to change this entrance from a two-way entrance on Franklin Street to a one-way entrance only. Ms. MacNicol responded that the applicant had chosen to change their plan to leave the width of the entrance at its current 26 feet and leave the entrance as functionally two-way. The entrance would be limited to customer entrance only. Exit would only be for vendor delivery trucks. Mitigation signage would be added so that the Franklin St entrance would indicate to the public that it for entering the site only. Permanent striping would also be added to the south side of the entrance so that the entrance would appear to be narrower than it actually is.

The reason for this change is due to the fact that, if the DPW request to change the entrance from 26ft to 20ft was agreed to, it would be operationally difficult for delivery trucks to make the left hand exit from the property onto Franklin St.

The Board asked how the applicant would ensure that delivery trucks would not make right hand turns from at the Franklin Street exit. The applicant indicated that signage would be added to indicate that only left hand turns were permitted. CVS Corporate would also instruct their company drivers to only make left hand turns from this exit.

- Response to DPW comment regarding drainage. CVS Corporate indicated they would comply with the requests of the DPW
- Response to GFD comment regarding sprinkler system upgrades. CVS Corporate indicated they would work with the GFD to meet their request.
- Chair Wedegartner requested that the small greenspace included in the proposal on the west end of the parking lot (near Federal St) be increased in size from its current two parking space size to the size of four parking spaces. The two parking spaces to the north of the proposed greenspace would be converted into additional greenspace. CVS Corporate indicated that they would be agreeable to this request.
- After all discussion was completed, a motion was requested. Sibley made a motion to approve the site plan based on the recommended conditions proposed by the Greenfield Department of Planning and Development, save for the following changes and additions:
 1. Recommendation 3 was removed and the Franklin Street entrance will remain at 26 feet wide and functionally two-way, with signage and striping added as discussed and agreed to by CVS;
 2. Hours of deliveries will adhere to current time restrictions;
 3. Greenspace at west side of parking lot will be expanded to two times the size proposed (two parking spaces to four parking spaces);
 4. Delivery trucks exiting the Franklin St entrance/exit will be limited to making left hand turns only and appropriate signage would be added.

MOTION: **Moved by Sibley, seconded by Allen, and voted 3:0 to approve the application of CVS Caremark Corporation to occupy the entire 18,500 SF (move into the former Movie Gallery space) at 137 Federal Street with a single lane drive-thru added to the north side of the building which will be for prescription drop-off and pick-up only with the following conditions:**

1. **The Applicant shall have a sprinkler engineer review sprinkler coverage for the proposed expansion and submit finding to the Greenfield Fire Department for review and approval.**
2. **The Applicant shall install an additional catch basin upstream of existing grate #1 to further improve water quality entering the box culvert. The applicant shall also remove the existing grate #2 over the box culvert.**
3. **Hours of deliveries shall adhere to current time restrictions.**
4. **Delivery trucks exiting the Franklin Street entrance/exit shall be limited to making left hand turns only and appropriate signage shall be added.**
5. **Greenspace at the west side of the parking lot shall be expanded to two (2) times the size proposed (two (2) parking spaces to four (4) parking spaces).**
6. **The Applicant shall provide three (3) complete sets of revised plans to the Department of Planning and Development.**

Adjournment

MOTION: **Moved by Sibley, seconded by Allen, and voted 3:0 to adjourn the meeting at 8:00 p.m.**

Respectfully Submitted,

Joshua Parker
 Planning Board Alternate