

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD

Minutes of November 17, 2011

Police Station – 321 High Street

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

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

Also present were Eric Twarog, Director of Planning and Development, and Nancy Hazard of the Greening Greenfield Energy Committee

ABSENT: Alternate Joshua Parker

Approval of Minutes

MOTION: Moved by Sibley, seconded by Allen, and voted 3:1:0 (Smith abstained) to approve the meeting minutes from November 3, 2011.

Discussion Items

a. Review of Proposed Zoning Amendments

Wedegartner stated that she would like to review the proposed map amendments first. Twarog reviewed with the Board the reasons for the proposed map amendments. The proposed re-zoning of the Lunt property at 298 Federal Street, Map Amendment #2, was directed by Mayor Martin to bring the property in line with existing zoning of the area. The former Lunt Silversmiths site (Parcel 95-1) is currently zoned General Industry. Properties to the north, south, and east are currently zoned Urban Residential and properties to the west are currently zoned Limited Commercial. The Town made major changes to the Zoning Map in 1989 but kept this parcel zoned as General Industry because of Lunt Silversmiths which was actively operating at that time. Lunt Silversmiths has since ceased operations and is looking into selling the property which has recently gone through bankruptcy. The Greenfield Town Council approved a 2-year option on the property which is now going through Environmental Site Assessments to determine the extent of any contamination that may exist on the property. Given the current zoning as General Industry, the potential for offensive type uses on this property that is located in a large residential area is a concern of the Town. The proposed rezoning will make this property consistent with current zoning of the area. Wedegartner stated that she is aware that residents are very concerned about the future of the ball fields at the Lunt property. Twarog stated that this message was made very clear at the public informational meetings on the Lunt property and that Mayor Martin is considering ways to keep the ball fields as ball fields.

Twarog reviewed the reasons for the proposed re-zoning of 180 Laurel Street Ext. (the former Bendix site), Map Amendment #1. The former Bendix site (Parcel R41-2) is currently split by two separate zoning districts, Urban Residential (RA) and General Industry (GI). Through a tax taking, the Town of Greenfield currently owns this parcel of land and intends to create an Eco-Industrial Park. This parcel is approximately 17.303 acres in size. In order to create a viable Eco-Industrial Park, the entire parcel needs to be of the same zoning district. Allen suggested that the Town offer to the abutters the portion of

the Bendix property right behind their lots in order to mitigate any negative impacts from re-zoning this portion of the property from RA to GI.

MOTION: Moved by Newton, seconded by Smith, and vote 5:0 to forward the proposed zoning map amendments to the Town Council to initiate the zoning amendment process.

Next the Board reviewed the proposed zoning amendments relative to both “Large-Scale Ground-Mounted Solar Photovoltaic Installations”, Zoning Amendment #1 and “Non-Commercial Scale Solar Energy Installations”, Zoning Amendment #2. The Board discussed the proposed zoning amendments.

MOTION: Moved by Smith, seconded by Newton, and vote 5:0 to forward the two proposed zoning amendments relative to both Large-Scale Ground-Mounted Solar Photovoltaic Installations” and “Non-Commercial Scale Solar Energy Installations” to the Town Council to initiate the zoning amendment process.

b. Review of Master Plan Request for Proposals

The Board reviewed several examples of RFPs (Request for Proposals) for preparation of an RFP for the Greenfield Master Plan. Wedegartner stated that the purpose of this meeting is to give Director Twarog enough direction to prepare a draft Request for Proposals by the end of December 2011. Wedegartner stated that she like the Pittsfield and Northampton examples because they were less “wordy” and more “straight to the point”. The Board discussed the various examples and what sections of each they liked. Board consensus is that the Greenfield RFP should contain the following:

- The requirement for a detailed table of contents;
- The requirement for a detailed introduction highlighting what has been implemented from the existing master plan, green initiatives, downtown revitalization, etc.;
- Should reference existing relevant plans and studies such as the Town’s Investment Grade Audit, the Greenfield Multi-hazard Mitigation Plan, etc.;
- Should include a pre-proposal meeting;
- The requirement for a detailed vision section;
- Should clearly state the need for a comprehensive Public Involvement Plan utilizing modern outreach methods such as a website, Facebook and other social media;
- Should clearly highlight the need for experience with sustainability;
- The scope should include a town-wide community survey; and
- The scope should include the preparation of a chapter on education.

MOTION: Moved by Sibley and seconded by Newton to go into Executive Session to discuss pending legal matters. A Roll Call Vote was taken. Sibley, Allen, Newton, Smith, and Wedegartner all voted 5:0 to go into Executive Session.

MOTION: Moved by Allen and seconded by Newton to adjourn the Executive Session. A Roll Call Vote was again taken. Newton, Allen, Sibley, Smith, and Wedegartner voted 5:0 to adjourn the Executive Session.

Adjournment

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to adjourn the meeting at 9:41 pm.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development