

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD

Minutes of September 6, 2012

Department of Planning and Development

**** Police Station Meeting Room****

Vice Chairs Statement that the meeting was not being recorded and asked if anyone else was recording. No one else was recording was the response.

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

PRESENT: Linda Smith, Vice Chair; Mary Newton, Clerk; Clayton Sibley; James Allen

ABSENT: Roxann Wedegartner, Chair

PUBLIC: Robert Cartelli of Greenfield Ford-Toyota; Jim Mullarkey, Architect; Tony Wonseski of SVE Associates; Nancy Hazard and Tom McLellan

Approval of Minutes

MOTION: Moved by Sibley, seconded by Allen and voted 4:0 to approve the meeting minutes from August 30, 2012.

ZBA Recommendation

- a. The Board discussed the application of Ford-Toyota of Greenfield for property located at 1 Main Street which is located in the Central Commercial (CC) Zoning District, for a Special Permit, Site Plan Approval, and Major Development Review pursuant to Sections 200-4.7 (C17), 200-7.12, 200-8.3 and 200-8.4 of the Zoning Ordinance in order to allow the redevelopment of the Ford-Toyota of Greenfield automobile dealership at this location.

As the Site Plan was being reviewed and explained by Tony Wonseski of SVE Associates, the Planning Board members questioned what the street elevation view would look like. Tony stated that they did not invest the funds to render those drawings, but that the maximum drop off from the top of the lot to the lower west side of the lot would be 35' (feet), the drop along the frontage would go from grade to approximately 16' and that the main entrance width is 30' wide. Allen asked about the decorative limestone casts that are on the existing building. Mr. Cartelli states that molds will be made of these and the 6 cement casts will be donated to the town for the new municipal parking garage. Smith states they could also be displayed in the transportation center. Mr. Cartelli stated that the decorative limestone friezes that are on the existing building were commissioned by the Ford Family.

Jim Mullarkey stated there has been no fiscal analysis has been done yet as to what this project is going to cost. Jim says it has been a difficult project to deal with due to the combination of two dealerships. They will be using some LEED standards with white roofs and freezer panels with an R-30 to R-40 for the back of the garage and R-30 for the roof and insulation under the slab. They will not be putting up PV panels on the roof as they are not cost effective. Nancy Hazard asked if lighting will be directional and Tony stated that yes it is. Smith asked if the lot increases the impervious area that already exists. Tony stated it is about the same

and that the new plan has deep sump catch basins that are routed to a filtration system. This is something that does not exist on the current site.

Newton asked if this plan goes through, would cars and trucks that are for sale, continue to be parked and marketed from the triangle lot that is across the street from this project and located between Colrain Road and Main Street? Mr. Cartelli stated that he rents that lot and yes he would continue to use it and he doesn't see the harm in continuing to use it. Newton sighted that it poses a safety hazard for individuals and families, especially children who may cross the street to look at a vehicle that is for sale. Newton asked if a cross walk or flashing light with signage would alert drivers that pedestrians may be crossing there. Mr. Cartelli stated no, there are no plans for a cross walk. Sibley stated that parking vehicles contaminates the soil on that site. Allen stated that Davenport had removed soil and cleaned the sight after fuel tanks had been removed from that sight many years ago. Mr. Cartelli states that vehicles are parked there, but are not to be marketed from that sight in that he wants his sales people to bring a vehicle over to the main sales lot for a customer to view rather than having the customer crossing the street to inspect. Newton stated that may happen in a perfect world, but if the vehicles are parked there, people may not wait for a salesperson to retrieve the vehicle. Tom McLellan also stated he does not support continuing to park vehicles on the triangle piece of land. Additional concerns were discussed. Sibley and Newton both stated that although they do not believe that auto dealerships, towing companies or gas stations belong in the downtown commercial area that acts as the gateway to Greenfield, however they recognize that this is an existing business, therefore they feel that at least this plan improves on that existing business.

Nancy Hazard from the Greenfield Tree Committee asked Tony if he had a street scape, indicating how the trees and landscaping would look from the street and sidewalk. He stated he did not but that the retaining wall ranging from grade to 16' along the frontage would be well disguised by shrubs and trees. Newton asked if there would be a fence along the top of the wall that is over a few feet high (for safety reasons) and Tony stated that there would be.

MOTION: Moved by Sibley and seconded by Newton and voted 4:0 to send a positive recommendation to the ZBA on the application of Ford-Toyota of Greenfield for property located at 1 Main Street which is located in the Central Commercial (CC) Zoning District, for a Special Permit, Site Plan Approval, and Major Development Review pursuant to Sections 200-4.7 (C17), 200-7.12, 200-8.3 and 200-8.4 of the Zoning Ordinance in order to allow the redevelopment of the Ford-Toyota of Greenfield automobile dealership at this location.

Discussion Items

a. Master Plan Advisory Committee

Smith ran down the list of names on the Master Plan Advisory Committee who have committed thus far. The consultant has set a date of Tuesday, October 9, 2012 as a Community Immersion Day that will start at 9 a.m. touring various points in town and culminating with a dinner meeting and ending around 8 p.m. Smith and Newton stated that they would be able to make this event and that Roxann Wedegartner would be back from her business trip in time for this event as well.

Adjournment

MOTION: Moved by Sibley, seconded by Newton and voted 4:0 to adjourn the meeting at 8:22 p.m.

Respectfully Submitted,

Mary S. Newton
Clerk, Greenfield Planning Board