



William F. Martin
Mayor

City known as the Town of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
EricT@greenfield-ma.gov • www.greenfield-ma.gov

Members:
Twarog, Eric
Director, Planning & Dev.

Allen, James (2013)
Newton, Mary (2015)
Sibley, Clayton (2015)
Smith, Linda (2013)
Wedegartner, Roxann (2014)

GREENFIELD PLANNING BOARD
Minutes of June 6, 2013

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:10 p.m. with the following members:

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

ALSO PRESENT: James Wood; Anthony Wonseski, SVE Associates; Daryl McCloud; and George Touloumtzis

Site Plan Review:

- a. James and Patricia Wood - Application for Site Plan Review to allow Wisdom Way Storage to expand by constructing three additional storage buildings. The new buildings will increase the available storage capacity of the facility by 9,100 square feet. The existing paved turnaround area will be relocated as part of the construction. A new storm water treatment and storage facility will be installed. The new travel isles will be TRG stone surfaced to match the existing isles. A continuation of the existing landscape screening along I-91 is proposed.

Anthony Wonseski of SVE Associates gave a brief overview of the site plan and stated they tried to address the items mentioned in Director Twarog's memo of June 5, 2013 as they added snow storage areas. There will be no freestanding lights but there will be wall packs for lighting. A small retaining wall will also be built along the R/R track side of the site.

Smith asked about moving trucks that were parked near the front of the site. Mr. Wood stated that they are only parked there when dropped off. They do rentals through Penske truck rentals and have spaces for 8 trucks. Newton stated that as the original screening / arborvitae were only 2-3' tall, but as they are now large/mature, that she would like to see the added screening to start off with trees no smaller than 6' tall. This was an item that the Planning Board agreed should be a condition of the site plan approval.

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to approve the Site Plan for Wisdom Way Storage with the condition of the additional arborvitae/trees/screening to be no smaller than 6' tall.



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- b. Darryl F. McCloud - Application for Site Plan Review to allow an automotive detailing establishment and mobile power washing at 70 French King Highway which is located within the General Commercial Zoning District and the Corridor Overlay District.

Newton asked if there was any commentary from the Police Dept, or Fire Dept. but was advised there was no correspondence. Newton and Smith asked about the entrance and exit for the property especially considering the major intersection in front of this location on French King Highway. Mr. McCloud indicated that the entrance/exit would be located at the west end of the property. The Board discussed that the open curb area in front of the property (across from the intersection) should be blocked off to prevent confusion as to where the entrance is located and to deter cars from shooting across the intersection in a dangerous manner.

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to approve the application for Site Plan Review to allow an automotive detailing establishment and mobile power washing at 70 French King Highway with the condition that the entrance closest to the intersection be blocked off in a pleasing manner (i.e.; 4 whiskey barrel planters).

Mr. McCloud asked if he could now put signs up and open for business. Wedegartner stated no and explained additional approvals/permits that he would need from ZBA for signage, etc. She also advised him to speak with Director Twarog once he returned to the Planning Department office next week.

Action Items:

- a. Planning Board Recommendation to the Town Council on the following proposed rezoning: rezone Parcels 80-6, 80-7, and 80-9 from Urban Residential (RA) to Health Services (H), re-zone the portion of Parcel 80-1 from Urban Residential (RA) to Health Service (H), and re-zone the portion of Parcel 80-10 from Urban Residential (RA) to Limited Commercial (LC) so that the entire parcel is Limited Commercial (LC).

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to forward a positive recommendation to the Town Council on the proposed amendments to the Zoning Map.

- b. Planning Board comments on the following list of properties to go through the Surplus Property process for the sale or lease of town-owned land: Parcels 18-19, 101-35, 69-22, R37-33, 23-47, R14-29B, R37-24, R37-31, and R37-34.

Newton brought up a few questions regarding several properties along the Mohawk Trail. The questions could not be answered as Director Twarog was not in attendance. The Board unanimously agreed that these items required additional information from Director Twarog before decisions could be made. Therefore, these items were tabled until the Planning Board's next meeting.



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ZBA Recommendations:

- a. Application of William Callahan, M.D., for property located at 38 Church Street, which is located in the Semi-Residential (SR) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of a legal non-conforming use at this location, specifically the Meadow Green Nail Center.

MOTION: Moved by Sibley, seconded by Smith, and voted 5:0 to forward a positive recommendation to the ZBA on the application of William Callahan, M.D., for property located at 38 Church Street, which is located in the Semi-Residential (SR) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of a legal non-conforming use at this location, specifically the Meadow Green Nail Center.

- b. Application of Debra Wysocki, for property located at 32 Eunice Williams Drive, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C13) and 200-8.3 of the Zoning Ordinance for a kennel license to allow five (5) dogs at this location.

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Debra Wysocki, for property located at 32 Eunice Williams Drive, which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C13) and 200-8.3 of the Zoning Ordinance for a kennel license to allow five (5) dogs at this location.

Wedegartner stated that she had legal matters that needed to be discussed in an executive session.

MOTION: Moved by Allen, seconded by Sibley, and voted 5:0 to enter into Executive Session.
Roll call vote: Sibley, Newton, Allen, Smith, and Wedegartner all confirmed.

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to close Executive Session:
Roll call vote: Sibley, Allen, Newton, Smith, and Wedegartner all confirmed.

Wedegartner stated that there were no Board and Staff reports.

Allen stated that he may not be confirmed for reappointment because he has been a voice for growth and the big box issue.

Approval of Minutes:

MOTION: Moved by Sibley, seconded by Smith, and voted 5:0 to approve the meeting minutes from April 4, 2013.



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Next Meeting was set for 7:00 p.m. on Tuesday July 2, 2013 at the Department of Planning and Development located at 114 Main Street, Greenfield.

Adjournment:

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to adjourn the meeting at 8:59 p.m.

Respectfully Submitted,

Mary S. Newton
Clerk, Greenfield Planning Board