



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.

Newton, Mary (2015)
Sibley, Clayton (2015)
Smith, Linda (2016)
Wedegartner, Roxann (2014)

GREENFIELD PLANNING BOARD
Minutes of August 15, 2013

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:03 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; and Clayton Sibley

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Anita Fritz of the Greenfield Recorder; and members of the public

ABSENT: Mary Newton, Clerk

Public Hearing:

- a. 7:00 p.m.: Proposed Moratorium on all Medical Marijuana Dispensaries/Treatment Centers until June 30, 2014.

Wedegartner read the public hearing notice and opened the public hearing at 7:08 p.m.

Public Input

Richard Wedegartner, 85 Hastings Street, Greenfield

Mr. Wedegartner stated that he supports the use of medical marijuana. He would like the Town to work on an ordinance regulating medical marijuana immediately and doesn't see the need for a moratorium.

No other public input

MOTION: Moved by Smith, seconded by Sibley, and voted 3:0 to close the public hearing at 7:20 p.m.

Councilor Davis Singer stated that the EDC voted for a six (6) month moratorium and urges the Board to vote on this at this evening's meeting.

Site Plan Review:

- a. Application of Steve Capshaw of Valley Steel Stamp to allow the installation of 1,100 PV solar panels for a ground-mounted solar array exceeding a nameplate capacity of 250 kW DC at 15 Greenfield Street.



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The following representatives from Northeast Solar were present to present the plan to the Board: Gregory Garrison and Phillip Baunsgard. Joseph Mattei, Architect, was also present. Mr. Garrison stated that the solar array would provide 1/3 of the power needs of Valley Steel Stamp. Sibley inquired about the existing trees on the site. Mr. Garrison responded that the existing vegetation on site consists mostly of scrub brush trees of about six (6) inch DBH. Smith inquired about screening along Adams Road. Mr. Garrison responded that the existing vegetation along Adams Road will remain. Wedegartner read the Department of Planning & Developments review comments relative to screening. The Board inquired whether there would be any shading issues if some of the existing vegetation on the north side remained. Mr. Garrison responded that some of the existing vegetation could remain without causing any shading or other issues.

MOTION: **Moved by Smith, seconded by Sibley and voted 3:0 to approve the site plan and application of Steve Capshaw of Valley Steel Stamp to allow the installation of 1,100 PV solar panels for a ground-mounted solar array exceeding a nameplate capacity of 250 kW DC at 15 Greenfield Street with the condition that a minimum fifteen (15) foot wide staggered and grouped planting of shrubs and small trees be installed within the twenty-five (25) foot side yard setback as screening.**

b. Application of the Center for Human Development (CHD) to allow a twenty-five (25) bed woman's substance abuse treatment facility at 148 Montague City Road.

Jim Goodwin, President/CEO of the Center for Human Development (CHD), gave an overview of the proposed project to the Board. The Board inquired on parking and whether the residents at this treatment facility will have vehicles. Mr. Goodwin responded that the women at the facility would not be allowed to have vehicles at this facility and that the proposed 11 parking spaces would be for staff. Mr. Goodwin stated that that CHD is one of three agencies competing for state funding from the MA Department of Public Health. Wedegartner inquired of Director Twarog about the approval time frame for site plans. Director Twarog responded that the Board has 45 days from the date of submission to make a decision on the site plan. Wedegartner inquired whether woman from outside of Greenfield would com to this facility. Mr. Goodwin responded that these women will be residents of Massachusetts with most coming from the Western Mass. Area. Wedegartner inquired on the age of the woman who would be at this facility. Mr. Goodwin responded that they would be at least twenty-one years of age. Wedegartner inquired on how woman are referred to such a facility. Mr. Goodwin responded that they are referred from various state agencies and non-profit organizations. Mayor Martin on whether this facility will be a 24/7 operation. Mr. Goodwin responded yes. Mayor Martin inquired on whether staff will be licensed. Mr. Goodwin responded that the treatment staff will be licensed and that support staff would not be. Mayor Martin inquired whether there will be job placement and housing assistance offered at this facility. Mr. Goodwin responded yes. Mayor Martin asked what state agency they are applying for funding under. Mr. Goodwin responded the MA Department of Public Health. Mayor Martin inquired on whether the grant they are applying for allows for assistance to communities to deal with the secondary impacts of such a facility within the community such as extra police assistance. Mr. Goodwin responded no. Mayor Martin mentioned the PILOT Program to Mr. Goodwin and asked if they will be paying taxes. Mr. Goodwin responded that if they lease the property the taxes would be included in the rent and if they own the property they would not be paying taxes. Smith clarified that CHD stated it is their



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intent to own the property so they would not be paying taxes. Mayor Martin asked why CHD didn't try to lease extra hospital space for this facility. Mr. Goodwin responded that a community setting works much better for patients than a hospital setting. Sibley inquired on where the women who would use this facility currently are. Mr. Goodwin responded that they could be from various state and non-profit organizations or are not yet in any existing program. Mr. Goodwin stated that the woman who would stay at this facility would do so voluntarily. Smith inquired about any proposed improvements to the facility. Mr. Goodwin responded that the existing dilapidated carriage house and outbuilding in the back will be demolished. New fencing will be installed on the sides of the property as well as the back of the property. Mr. Goodwin estimated about \$300,000 worth of improvements to be made to the property. Wedegartner inquired about educational programs offered at the proposed facility. Mr. Goodwin responded that there will not be educational programs such as GED programs and financial planning but that the facility staff will offer training on how to deal with drug addiction and treatment. Mr. Goodwin stated that such facilities fall under the education exemption under M.G.L. Chapter 40A, Section 3.

MOTION: Moved by Smith, seconded by Sibley and voted 3:0 to continue the site plan review of the Center for Human Development (CHD) to allow a twenty-five (25) bed woman's substance abuse treatment facility at 148 Montague City Road to September 5, 2013.

c. Application of Marcel Sander to allow a Dollar General retail store in the existing building at 367-369 Federal Street.

The following project proponents were present: Marcel Sander; Sarah Sander; and Siegfried Porth of Siegfried Porth Architects. Also present was Sara Campbell, Town Engineer. Mr. Porth gave an overview of the project to the Board. Mr. Porth highlighted several concerns they have on the process and the additional requirements placed on them by the Town. Ms. Campbell responded that the Town needs to know if the two existing drain pipes at this site tie into the Town's stormwater system and that this was not shown on the site plan. Ms. Campbell reviewed with the Board the requested information. The Board discussed building materials for the renovated portions of the existing building. Two abutters to the property on Grant Street expressed concerns about vehicular traffic at this location and over lighting of the site. Ms. Campbell reviewed ITE traffic numbers for the proposed use (Discount Store) with the Board.

MOTION: Moved by Sibley, seconded by Smith, and voted 3:0 to approve the site plan and application of Marcel Sander to allow a Dollar General retail store in the existing building at 367-369 Federal Street with the following conditions:

1. The Applicant shall identify where the piping goes for the two (2) existing drains on the property. If the piping for these two drains tie into the town's stormwater system, the Applicant shall have installed a deep sump pump catch basin;
2. If a detention pond is required, the bottom of the detention pond shall be a minimum of one (1) foot above the ground water level;
3. No deliveries shall be made to the store past 9:00 p.m.;
4. All exterior lighting shall be dimmed or turned off by 9:30 pm.;



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5. All exterior lighting shall be shielded downcast LED lighting to include the existing pole lighting;
6. All existing fencing shall be replaced with new wood stockade fencing and trees shall be planted along the north property line for screening;
7. Store renovations shall consist of infill to match adjacent construction as per Sheet A3 of the "Approved Criteria Plans" dated 4/29/2013 in order to provide a consistent look;
8. The Applicant shall submit four (4) sets of revised plans to the Department of Planning and Development within 21 days of approval;
9. The store will be required to be permitted as a Retail Food Establishment and so will have to adhere to all food code requirements and will be inspected twice yearly; and
10. If the store would like to sell tobacco products, a Tobacco Sales Permit is required.

Planning Board Deliberation on the Proposed Moratorium of Medical Marijuana Dispensaries/Treatment Centers:

The Board discussed what the appropriate length of the moratorium would be.

MOTION: Moved by Smith, seconded by Sibley, and voted 3:0 to forward a positive recommendation to the Town Council on a six (6) month moratorium of Medical Marijuana Dispensaries/Treatment Centers from the date of adoption during which time a zoning ordinance will be written for such facilities.

Wedegartner nominated Clayton Sibley or Mary Newton to be on the Biomass Zoning Ordinance Committee. Sibley stated that he would be on the committee if Mary Newton wasn't interested or available.

Next Meeting was set for 7:00 p.m. on Thursday, September 5, 2013 at the Department of Planning and Development located at 114 Main Street, Greenfield.

Adjournment:

MOTION: Moved by Smith, seconded by Sibley, and voted 3:0 to adjourn the meeting at 9:46 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development