



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.

Desorgher, Virginia (2016)
Pottern, Jamie (2016)
Sibley, Clayton (2015)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD Minutes of February 5, 2015

**Department of Planning and Development
114 Main Street, Greenfield**

The meeting was called to order by Chairperson at 7:00 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; and Alternate George Touloumtzis

ALSO PRESENT: Carole Collins; Carl Gehring; Bob Mayerson; Calvin Goldsmith; George Agganis; Dennis Kunian; Caleb Mayerson; Joseph Moen

ABSENT: Clayton Sibley, Clerk

Wedegartner moved Touloumtzis up as a voting member.

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Smith, and voted 3:0:2 to approve the meeting minutes of January 15, 2015 with the following change:
Under Discussion Item a, "...made **minor edits** to the language" will be changed to "...made **some change** to the **draft** language."

Status Report from the Chair of the Sustainable Greenfield Implementation Committee Carole Collins.

- Collins offered positive feedback re the PB's work on the proposed Accessory Dwelling Unit ordinance, and the PB intent to keep *Sustainable Greenfield* as an ongoing agenda item.
- Collins said that the SGIC is evolving; there's a plan to publish a report of progress on the Master Plan, highlighting items that have been accomplished or are underway; trying to decide how to best interpret and facilitate further progress; is partnering with various boards and departments.
- Wedegartner said the PB has reviewed the Master Plan, listed the zoning changes, and prioritized the most readily feasible, noting that it can sometimes be a lengthy process. Noted that the PB is now looking into infill/adaptive reuse, parking, and inclusionary zoning.
- Wedegartner noted that Director of Planning & Development Eric Twarog is less available to take the lead on research currently, as he's also sharing the duties of the Economic Development role.
- Pottern asked if the SGIC could assist with some of the research, and Collins agreed to this.
- There was PB consensus for the SGIC to take lead on forwarding a draft Complete Streets policy.



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ZBA Recommendations:

- a. Application of Bell Atlantic Mobile of MA Corp. Ltd. for property located at 277 Main Street, Greenfield which is located within the Central Commercial (CC) Zoning District for a Special Permit pursuant to Sections 200-7.14 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a wireless communications facility on a portion of the subject property consisting of antennas hidden inside faux chimney structures on the roof, radio equipment in a room inside the building, and a stand-by power generator and HVAC units on the building's roof.

Carl Gehring (of Gehring & Associates, LLC) presented. He gave the rationale for this siting choice: increasing cell phone functions shrinks the “power footprint” of the existing facilities, resulting in dropped calls. The proposed facility is intended to cover downtown Greenfield. He described and discussed the binder of materials that had been provided. He reported that he's had a preliminary meeting with the Historic Commission. Said proposal includes a set-back of the faux chimney structures for aesthetic reasons, though this is not required. Pottern asked about the safety of having the generator powered by natural gas; Gehring responded that if there were a failure in the system, the lighter-than-air fuel would vent upwards.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to forward a positive recommendation on the application of Bell Atlantic Mobile of MA Corp. Ltd. for property located at 277 Main Street, Greenfield which is located within the Central Commercial (CC) Zoning District for a Special Permit pursuant to Sections 200-7.14 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a wireless communications facility on a portion of the subject property consisting of antennas hidden inside faux chimney structures on the roof, radio equipment in a room inside the building, and a stand-by power generator and HVAC units on the building's roof.

- b. Application of Patriot Care Corp. for property located at 7 Legion Avenue, Greenfield which is located within the Central Commercial (CC) Zoning District for a Special Permit pursuant to Sections 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a Registered Medical Marijuana Dispensary at this location.

Bob Mayerson (CEO of Patriot Care and COO of the affiliated Columbia Care) presented about the organization's mission and philosophy. He cited their “four pillars”: patient care (including convenient, accessible, and secure location), research (“our mission is medical”), compliance (detailed preventative measure to limit “diversion” of product), and community (want to “engage and give back”, noting they would plan to pay property taxes despite their non-profit status). He added some proposed operational specifics: hours of operation would be 10a-6p or 11a-7p, seven days/week; would have 8-12 employees.



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Calvin Goldsmith (VP of Goldsmith, Prest & Ringwall, LLC) presented the proposed site work. Noted they're proposing adding a handicapped ramp to the front of the building and two handicapped parking spaces on the property in front of the building. Said they would remove the smoking deck in the back, which will limit access to the building for security reasons. Most of the operation would be on the first floor. Said there will be a rent-free veterans' lounge space with a separate entrance. Affirmed building would be more energy efficient, noting architect LEED-certified; green space would increase to 17%. Affirmed plan includes bike rack for 5-6 bicycles. George Agganis of Patriot Care spoke to security measures. Detailed the screening process as clients would come into the facility and access the service area. Noted that the delivery vehicles are unmarked. The exterior security would include "smart" cameras staffed by a remote monitoring company; concern expressed by PB members about noise, Agganis assured will not be automatic alarms, but monitors could address suspicious persons in area via speakers. He also noted police could access video record if needed. Also attending: Caleb Mayerson, Columbia Care Project Manager; Joseph Moen, Patriot Care attorney; Dennis Kunian, Patriot Care VP of Government Affairs / Community Relations.

MOTION: Moved by Pottern, seconded by Smith, and voted 5:0 to forward a positive recommendation on the application of Patriot Care Corp. for property located at 7 Legion Avenue, Greenfield which is located within the Central Commercial (CC) Zoning District for a Special Permit pursuant to Sections 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a Registered Medical Marijuana Dispensary at this location.

Discussion Items:

- a. Prioritize List of Potential Zoning Amendments Based on Sustainable Greenfield Implementation Plan

Follow-up re next steps re zoning ordinances prioritized at the last meeting:

- Smith and Wedegartner have been researching about the Infill Development/Adaptive Reuse Ordinance, have looked at an example from the Pioneer Valley Planning Commission; Wedegartner cautioned need to be careful not to run afoul of state law; Smith and Pottern suggested looking at examples from "more progressive" towns.
- Consensus that could start also to look into Inclusionary Zoning Ordinance examples.
- Touloumtzis agreed to share Complete Streets Policy/Ordinance examples that are being looked at by the Greenfield Bicycle Coalition.

Board and Staff Reports

Smith noted the second public forum re FRCOG's Regional Transportation Plan draft is on 2/12. Wedegartner noted the next meeting of the Highland Pond/Park Task Force is on 2/18.



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Next Meeting:

February 19, 2015 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street.

Adjournment:

MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 8:50 p.m.

Respectfully Submitted,

George Touloumtzis
Planning Board Alternate