

GREENFIELD TOWN COUNCIL  
Regular Meeting Minutes  
August 20, 2008

Greenfield Community Television

7:00 p.m.

**CALL TO ORDER:** Meeting was called to order at 7:10.m. by President Maloney.

**ROLL CALL OF MEMBERS:** Roll Call was taken. Councilors Mason and LaPointe were absent.

**ALSO PRESENT:** Mayor Christine Forgey; Director of Municipal Finance and Administration Marjorie L. Kelly; Assistant Town Clerk Deborah Tuttle; DPW Superintendent Sandra Shields; Greenfield School Superintendent Dr. Susan Hollins; Greenfield School Committee Chairman Dalton Athey; Planning Board Chairperson Roxanne Wedegartner; Franklin County Community Development Corporation (FCCDC) Executive Director John Waite; Police Chief Executive Assistant Christine Scott; Senior Planner, Concord Square Planning & Development, Inc., Karen M Cullen, AICP; Mackenzie Issler, the *Recorder*; Dave Vallette, the *Republican*; members of the media; GCTV-15 staff; and members of the public.

**ACCEPTANCE OF MINUTES:** On a motion by Councilor Allis, second by Councilor Guin, it was unanimously **VOTED:** TO ACCEPT THE TOWN COUNCIL MINUTES OF JULY 2 & 16, 2008.

**PUBLIC HEARINGS:** President Maloney stated the Town Council had three Public Hearings this evening. Councilor Joseph read the following Public Hearing notice.

**PUBLIC HEARING**

In accordance with the Home Rule Charter the Greenfield Town Council will hold a public hearing on Wednesday, August 20, 2008, beginning at 7:00 p.m. at GCTV-15, 393 Main Street: to consider the following:

- o THE SUM OF \$200,000 BE TRANSFERRED FROM EMPLOYEE HEALTH INSURANCE TO THE RESERVE FUND FOR FISCAL YEAR 2008.

President Maloney opened this Public Hearing at 7:11 pm. He asked if any one from the public wished to speak. Seeing none, he closed this Public Hearing at 7:12 pm.

Councilor Joseph read the following Public Hearing notice.

**PUBLIC HEARING**

In accordance with the Home Rule Charter the Greenfield Town Council will hold a public hearing on Wednesday, August 20, 2008, beginning at 7:00 p.m. at GCTV-15, 393 Main Street: to consider the following:

- o APPROPRIATE THE FOLLOWING SUMS FOR THE FOLLOWING PURPOSES AND AMOUNTS:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
REPLACE POLICE DEPT. ROOF	\$102,000
UPGRADES TO TOWN YARD	\$50,000
REPAIRS TO HIGH SCHOOL PLUMBING	\$62,000
REPAIR HIGH SCHOOL TERMITE DAMAGE	\$26,000
POLICE CRUISERS	\$35,000
ASSESSOR'S INSPECTION VEHICLE	\$14,500
DPW SKID STEER LOADER	\$35,000
SCHOOL DEPT MAINTENANCE EQUIPMENT	\$15,000
PURCHASE & INSTALL HS SECURITY SYSTEM	\$15,000
PURCHASE, UPGRADE, AND INSTALL COMPUTER EQUIPMENT AND TECHNOLOGY FOR THE GREENFIELD SCHOOL DEPARTMENT	\$ 30,000
REHABILITATE THE 8 INCH WATER MAIN ON LOOMIS ROAD	\$130,000
IMPROVE AND UPGRADE THE SEWER INFLOW/INFILTRATION SYSTEM	\$60,000
REPLACE TOWN GUARD RAILS	\$85,000

President Maloney opened the Public Hearing at 7:13 pm. He asked if any one from the public wished to speak. Seeing none, he closed the Public Hearing at 7:14 pm.

Councilor Guin read the following Public Hearing notice:

**PUBLIC HEARING**

In accordance with the Home Rule Charter the Greenfield Town Council will hold a public hearing on Wednesday, August 20, 2008, beginning at 7:00 p.m. at GCTV-15, 393 Main Street to consider the following:

- The Town of Greenfield and the Greenfield Redevelopment Authority are proposing amendments to the Bank Row Urban Renewal Plan, which was adopted in September 2005 and last amended in March 2007. The proposed amendments will modify the plan by recommending that the property located at 11 Olive Street be acquired by the Greenfield Redevelopment Authority for expansion of the existing Town owned parking lot adjacent to the site. It further recommends that the four parcels comprising the parking lot be acquired by the Redevelopment Authority to consolidate ownership for the purpose of planning, design, and construction of a parking structure to address the need for additional parking within the core downtown, to support the redevelopment of the long vacant buildings on Bank Row and underutilized space on upper stories within easy walking distance to the site.

President Maloney opened the Public Hearing at 7:14 pm. He asked if any one from the public wished to speak. Ms. Cullen made a short presentation to the Town Council regarding the proposed amendment (see attached). Mr. Waite spoke in favor of the proposed amendment for the purpose of adding additional parking in the proposed area. President Maloney closed the Public Hearing at 7:22 pm.

Councilor Joseph held the second reading:

- THE SUM OF \$200,000 BE TRANSFERRED FROM EMPLOYEE HEALTH INSURANCE TO THE RESERVE FUND FOR FISCAL YEAR 2008.
- APPROPRIATE THE FOLLOWING SUMS FOR THE FOLLOWING PURPOSES AND AMOUNTS:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
REPLACE POLICE DEPT. ROOF	\$102,000
UPGRADES TO TOWN YARD	\$50,000
REPAIRS TO HIGH SCHOOL PLUMBING	\$62,000
REPAIR HIGH SCHOOL TERMITE DAMAGE	\$26,000
POLICE CRUISERS	\$35,000
ASSESSOR'S INSPECTION VEHICLE	\$14,500
DPW SKID STEER LOADER	\$35,000
SCHOOL DEPT MAINTENANCE EQUIPMENT	\$15,000
PURCHASE & INSTALL HS SECURITY SYSTEM	\$15,000
PURCHASE, UPGRADE, AND INSTALL COMPUTER EQUIPMENT AND TECHNOLOGY FOR THE GREENFIELD SCHOOL DEPARTMENT	\$ 30,000
REHABILITATE THE 8 INCH WATER MAIN ON LOOMIS ROAD	\$130,000
IMPROVE AND UPGRADE THE SEWER INFLOW/INFILTRATION SYSTEM	\$60,000
REPLACE TOWN GUARD RAILS	\$85,000

**COMMUNICATIONS:**

MAYOR: None.

TOWN OFFICERS: Ms. Wedegartner reviewed the Planning for Economic Development Report. (See attached) She handed out news articles associated with land development within Massachusetts communities.

SCHOOL SUPERINTENDENT: Chairman Athey spoke regarding the following:

- ✧ School Department intends to close the end of the year books as soon as possible. The School Administration was working with the Town financial officers to ensure this.
- ✧ School Department uses the Town Accounting software. Financial information was available from Town offices as well as the School Department.
- ✧ School Department and Administration intend to make it a priority to respond to Councilors inquiries.
- ✧ School Committee voted, at the request of Dr. Hollins, to support the request of \$268,000.00 additional funds to be appropriated for the School Department for the Fiscal Year 2009.

- ✧ Dr. Hollins has done a wonderful job reviewing and “turning over every rock” in the School Department since she began.

President Maloney noted a request to reconsider the Fiscal Year 2009 School Budget would need to be submitted to the Mayor. The Mayor could consider the request and forward it to the Town Council if she chose to do so.

Mr. Athey stated the School Committee would be receiving financial reports once a month. He would see to it that the Town Council was aware of this item on the School Committee Agendas. Mr. Athey noted that neighboring school districts had smaller class sizes. This was important to the parents regardless of per pupil spending per district and more important were the statistics showing student achievements. Chairman Athey agreed to have reports from the School Administration forwarded to the Town Council regarding expenditures made for maintenance of school buildings and properties.

Superintendent Hollins spoke regarding the following:

- ✧ Incoming and outgoing responses to questions from the community.
- ✧ Approximately 10 days to school openings.
- ✧ Requested Councilor Allis resend his information request.
- ✧ Believed the Expanded Learning Time (ELT) Grant would be received for the Middle School. Unsure if the grant would be approved for the Newton Street School because there were questions relating to staff.
- ✧ Reviewed work done with School Committee, Administrative team, configuration of students.
- ✧ Applied for \$450,000.00 from a Pothole Grant. Although Greenfield doesn't meet the specific requirements for this grant, occasionally the approving authority does approve applications from communities under special circumstances. Funds would be used for emergency needs, advance the interest of the State in our region, and hiring one (1) additional staff member for the School Administration.

President Maloney would write a letter in support of the Pothole Grant application. He urged Town Councilors to contact Representative Donelan and Senator Rosenberg in support of the application. A request had been submitted to the Superintendent for the school choice numbers and enrollment numbers from last year to the ensuing school year.

### **MOTIONS, ORDERS, AND RESOLUTIONS**

**MOTION:** On a motion by Councilor Joseph, second by Councilor McLellan, it was,

**MOVED:** THE SUM OF \$200,000 BE TRANSFERRED FROM EMPLOYEE HEALTH INSURANCE TO THE RESERVE FUND FOR FISCAL YEAR 2008.

**DISCUSSION:** Councilor Joseph reported the Ways and Means Committee forwarded a unanimous positive recommendation for approval. The Reserve Fund balance would be \$393,000.00. Ms. Kelly explained the funds were being transferred to allow timely access to pay for year end deficits. She noted the Town was very close to closing all the School Department accounts. Whatever funds were not used, would post to Free Cash for Fiscal Year 2009.

It was unanimously,

**VOTED:** THAT IT BE ORDERED, THE SUM OF \$200,000 BE TRANSFERRED FROM EMPLOYEE HEALTH INSURANCE TO THE RESERVE FUND FOR FISCAL YEAR 2008.

Councilor Joseph explained the following six (6) orders, which were borrowings for Capital projects totaling \$659,500.00. He noted the Ways and Means Committee forwarded unanimous positive recommendations for the Town Council to approve all six (6) orders.

**MOTION:** On a motion by Councilor Joseph, second by Councilor Farrell, it was,

**MOVED:** THE SUM OF \$240,000 BE APPROPRIATED FOR THE FOLLOWING PURPOSES AND AMOUNTS:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
REPLACE POLICE DEPT. ROOF	\$102,000
UPGRADES TO TOWN YARD	\$50,000
REPAIRS TO HIGH SCHOOL PLUMBING	\$62,000
REPAIR HIGH SCHOOL TERMITE DAMAGE	\$26,000
<b>TOTALS</b>	<b>\$240,000</b>

AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$240,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (3A) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THESE PROJECTS.

**DISCUSSION:** Ms. Kelly stated:

- ✧ The Town of Greenfield had approximately \$29, 00,000.00 in debt.
- ✧ Current temporary borrowing rates were around 3%.
- ✧ Within the next two (2) years all of the elementary borrowings would be paid off.
- ✧ The Mayor has tried not to borrow more than \$500,000.00 per fiscal year.
- ✧ Given the lack of funds and the School situation, she believed the town needed to approve the capital borrowings.

President Maloney stated the borrowings before the Council tonight were about 1/6<sup>th</sup> of the total requests submitted. The priority for the Capital Committee was “health and safety.” The termite damage at the High School was located in different areas. The plumbing request was for repair or to insert shut-off valves. Ms. Kelly noted the DPW repairs smaller vehicles for the Fire Department only.

It was unanimously

**VOTED:** THAT IT BE ORDERED, THE SUM OF \$240,000 BE APPROPRIATED FOR THE FOLLOWING PURPOSES AND AMOUNTS:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
REPLACE POLICE DEPT. ROOF	\$102,000
UPGRADES TO TOWN YARD	\$50,000
REPAIRS TO HIGH SCHOOL PLUMBING	\$62,000
REPAIR HIGH SCHOOL TERMITE DAMAGE	\$26,000
<b>TOTALS</b>	<b>\$240,000</b>

AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$240,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (3A) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THESE PROJECTS.

**MOTION:** On a motion by Councilor Joseph, second by Councilor Farrell, it was,

**MOVED:** THE SUM OF \$114,500 BE APPROPRIATED FOR THE FOLLOWING PURPOSES AND AMOUNTS:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
POLICE CRUISERS	\$35,000
ASSESSOR’S INSPECTION VEHICLE	\$14,500
DPW SKID STEER LOADER	\$35,000
SCHOOL DEPT MAINTENANCE EQUIPMENT	\$15,000
PURCHASE & INSTALL HS SECURITY SYSTEM	\$15,000
<b>TOTALS</b>	<b>114,500</b>

AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$114,500, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (9) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THESE PROJECTS.

**DISCUSSION:** Ms. Kelly noted the Assessor’s Office would purchase either a hybrid vehicle, Ford Focus, or Toyota Vibe.

It was unanimously

**VOTED:** THAT IT BE ORDERED, THE SUM OF \$114,500 BE APPROPRIATED FOR THE FOLLOWING PURPOSES AND AMOUNTS:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
POLICE CRUISERS	\$35,000
ASSESSOR’S INSPECTION VEHICLE	\$14,500
DPW SKID STEER LOADER	\$35,000
SCHOOL DEPT MAINTENANCE EQUIPMENT	\$15,000
PURCHASE & INSTALL HS SECURITY SYSTEM	\$15,000
<b>TOTALS</b>	<b>114,500</b>

AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$114,500, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (9) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THESE PROJECTS.

**MOTION:** On a motion by Councilor Joseph, second by Councilor Farrell, it was

**MOVED:** THE SUM OF \$30,000 BE APPROPRIATED TO PURCHASE, UPGRADE, AND INSTALL COMPUTER EQUIPMENT AND TECHNOLOGY FOR THE GREENFIELD SCHOOL DEPARTMENT, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$30,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (28) AND (29) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

**DISCUSSION:** President Maloney and Ms. Kelly noted these funds would be used for servers, desktops, and a portable lab at the Middle School. Councilor Joseph acknowledged the donation of hard drives obtained through the efforts of the Greenfield High School Alumni.

It was unanimously

**VOTED:** THAT IT BE ORDERED, THE SUM OF \$30,000 BE APPROPRIATED TO PURCHASE, UPGRADE, AND INSTALL COMPUTER EQUIPMENT AND TECHNOLOGY FOR THE GREENFIELD SCHOOL DEPARTMENT, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY

AUTHORIZED TO BORROW SAID SUM OF \$30,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (28) AND (29) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

**MOTION:** On a motion by Councilor Joseph, second by Councilor Farrell, it was,

**MOVED:** THE SUM OF \$130,000 BE APPROPRIATED TO REHABILITATE THE 8 INCH WATER MAIN ON LOOMIS ROAD, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$130,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 8 (5) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

**DISCUSSION:** Councilor Joseph stated these funds would be repaid from the Water Fund.

It was unanimously,

**VOTED:** THAT IT BE ORDERED, THE SUM OF \$130,000 BE APPROPRIATED TO REHABILITATE THE 8 INCH WATER MAIN ON LOOMIS ROAD, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$130,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 8 (5) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

**MOTION:** On a motion by Councilor Joseph, second by Councilor Farrell, it was,

**MOVED:** THE SUM OF \$60,000 BE APPROPRIATED TO IMPROVE AND UPGRADE THE SEWER INFLOW/INFILTRATION SYSTEM, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$60,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (1) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

**DISCUSSION:** Councilor Joseph stated these funds would be repaid from the Sewer Fund.

It was unanimously

**VOTED:** THAT IT BE ORDERED, THE SUM OF \$60,000 BE APPROPRIATED TO IMPROVE AND UPGRADE THE SEWER INFLOW/INFILTRATION SYSTEM, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$60,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (1) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

**MOTION:** On a motion by Councilor Joseph, second by Councilor Farrell, it was unanimously

**MOVED:** THE SUM OF \$85,000 BE APPROPRIATED TO REPLACE TOWN GUARD RAILS, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$85,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (7) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS

AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

**DISCUSSION:** Councilor Joseph stated the Guard Rails on Parkway Road, Baton Road, South Shelburne Road, James Street, Colrain Street and Country Club Road would be replaced.

It was unanimously

**VOTED:** THAT IT BE ORDERED, THE SUM OF \$85,000 BE APPROPRIATED TO REPLACE TOWN GUARD RAILS, AND TO MEET SAID APPROPRIATION, THE TREASURER WITH THE APPROVAL OF THE MAYOR, IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$85,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (7) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THIS PROJECT.

**MOTION:** On a motion by Councilor Guin, second by Councilor Farrell, it was,

**MOVED:** THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVE AMENDMENTS, ATTACHED HERETO AS EXHIBIT A, TO THE BANK ROW URBAN RENEWAL PLAN, APPROVED BY THE TOWN COUNCIL ON JUNE 21, 2006, AS SUBMITTED BY THE GREENFIELD REDEVELOPMENT AUTHORITY, AND FURTHERMORE REPLACES THE CURRENT FIGURES B, D-2, AND G WITH EXHIBIT B ATTACHED HERETO.

**DISCUSSION:** Councilor Guin stated the Economic Development Committee (EDC) did not vote on this issue. However, no EDC members voiced questions or problems with this proposal. Councilor Martin stated there was no specific reason these lots were not included in the original plan. Mayor Forgey did not oppose the Olive Street parking lot being included in the Urban Renewal District. President Maloney noted this would identify several parcels of land from “not to be acquired” to “to be acquired.” However, this doesn’t mean the properties would be acquired.

It was unanimously

**VOTED:** THAT IT BE ORDERED, THAT IT BE ORDERED, THAT THE GREENFIELD TOWN COUNCIL APPROVE AMENDMENTS, ATTACHED HERETO AS EXHIBIT A, TO THE BANK ROW URBAN RENEWAL PLAN, APPROVED BY THE TOWN COUNCIL ON JUNE 21, 2006, AS SUBMITTED BY THE GREENFIELD REDEVELOPMENT AUTHORITY, AND FURTHERMORE REPLACES THE CURRENT FIGURES B, D-2, AND G WITH EXHIBIT B ATTACHED HERETO.

# Exhibit A

**Proposed Amendment #1 to the Bank Row Urban Renewal Plan, Greenfield MA**

The proposed amendment to the URP is to change the status of five parcels from “Not To Be Acquired” to “To Be Acquired.” Those five parcels are the privately owned property at 11 Olive Street (parcel 51-20), and the four Town owned parcels comprising the municipal parking lot on Olive Street (parcels 51-16, 51-21, 51-22, and 51-23)

To effectuate this amendment, modifications are being made to Tables 1, 2, and 3; one paragraph is being added to Section 1, Executive Summary; and modifications are being made to Figures B, D-2, and G. These modifications follow, with new text underlined and deleted text struck-through.

***Modification A: Table 1, page 15, Section 1, Executive Summary:***

Table 1. Bank Row Urban Renewal Plan - Description of Subject Properties Greenfield, Massachusetts September 2005; updated August 2008				
Address	Historic Name	Year Built	Description	Current Use
353-367 Main Street	Garden Theater Block	1928-1929	Two-story Colonial-Revival style theater with retail and office space at front	Movie theater with street facade. retail/office space. Upper-story office space is vacant.
349-351 Main Street/ 1-5 Bank Row	Allen Block	1827	Three-story brick building, one of the oldest commercial buildings in the Downtown	Vacant - except for AIM on ground floor
9-11 Bank Row	First National Bank & Trust of Greenfield	1929	One-story Art Deco-style bank	Vacant - owner has initiated building stabilization and has plans to redevelop the building.
21-23 Bank Row	Frank A. Pond Block	1874	Three-story Victorian-style commercial building	Vacant
25-27 Bank Row	Siano Block	1921	Three-story brick commercial building	Vacant
<u>11 Olive Street</u>	<u>Hapco Building</u>	<u>1900</u>	<u>One-story brick and cement block commercial building</u>	<u>Vacant</u>
<u>Olive Street</u>	<u>NA</u>	<u>NA</u>	<u>Municipal Parking Lot consisting of four parcels</u>	<u>Parking lot</u>
12 Olive Street	NA	1940	Split-level commercial building	Automobile dealership
30/ 54/66 Olive Street	Pierce Lumber Co (30 Olive Street)	30 Olive - 1860 +/- 54 Olive - 1900 +/- 66 Olive - 1900 +/-	30 Olive - 3-story warehouse 54 Olive - 2-story commercial 66 Olive - single-story garage	Numerous tenants
Mill Street	NA	NA	Vacant Land	Vacant parcel abutting Railroad tracks

**Modification B: Page 16, Section 1, Executive Summary:**

Add, after the first paragraph and before "Urban Renewal Actions":

However, with redevelopment of existing structures, reuse of underutilized space, the development of a regional transportation center, and the planned expansion of the courthouse facility, issues surrounding parking facilities are becoming more important. Studies have concluded that while there may be a sufficient number of parking spaces overall in the downtown, their distribution means there is a lack of sufficient parking that is convenient to the Bank Row buildings, the Theater, and the proposed transportation facility. The purchase of 11 Olive Street, currently a vacant one-story retail building adjacent to the Town owned parking lot, would enable the construction of a larger and more efficient parking structure which would serve all of these future uses. Furthermore, purchase of the Town owned parking lot by the GRA will consolidate ownership, thus facilitating the planning, design, and construction of any parking facility at the site.

**Modification C: Table 2, page 27, Section 1, Executive Summary:**

Table 2. Bank Row Urban Renewal Project - Summary of Plan Elements Greenfield, Massachusetts September, 2005; <u>updated August 2008</u>				
<i>Project Area</i>	The Bank Row Urban Renewal Project area comprises 7.58 acres, which encompass 20 properties located in two downtown blocks along Bank Row, Main Street, Hope Street, and the B&M Rail line.			
<i>Acquisition</i>	<u>Eight Thirteen</u> Parcels: Five parcels with historic buildings will be acquired for rehabilitation. Three parcels will be acquired to support the development of a regional transportation center. <u>Five parcels will be acquired to support a parking facility that increases supply more efficiently.</u>			
<i>Properties To Be Acquired</i>	353-367 Main Street 1-5 Bank Row /349-351 Main Street 9-11 Bank Row 21-23 Bank Row 25-27 Bank Row		11 Olive Street <u>Olive Street Parking Lot (four parcels)</u> 12 Olive Street 30-54-66 Olive Street (3 buildings) Mill Street - vacant railroad parcel (Negotiated Acquisition)	
<i>Relocation - Affected Commercial Occupants</i>	Phase 1 Bank of America - AIM	Phase 2 Brad's Place Baseball Treasurers GNetTek Garden Theater The Framery Design Nails Arif's Tailor	Phase 3 None	Phase 4 Toyota of Greenfield Salvation Army 10-12 occupants at 30 Olive Street Town Skateboard Park
<i>Spot Clearance - <u>Three Four</u> Buildings</i>	<u>11 Olive Street</u> 12 Olive Street 54 Olive Street 66 Olive Street			
<i>Street Discontinuances</i>	None			
<i>Zone Changes</i>	None			



<b>Public Improvements – Streetscape Improvements</b>	Municipal parking lot upgrades, including future parking structure (including 11 Olive Street) Sidewalk improvements Decorative street lights Street trees
<b>Disposition Parcels</b>	Disposition Parcel 1-A 353-367 Main Street Disposition Parcel 1-B 349-351 Main Street/1-5 Bank Row Disposition Parcel 1-C 9-11 Bank Row Disposition Parcel 1-D 21- 23 Bank Row Disposition Parcel 1-E 25- 27 Bank Row Disposition Parcel 2-A South Side and 30 Olive Street (possibly as two disposition parcels)

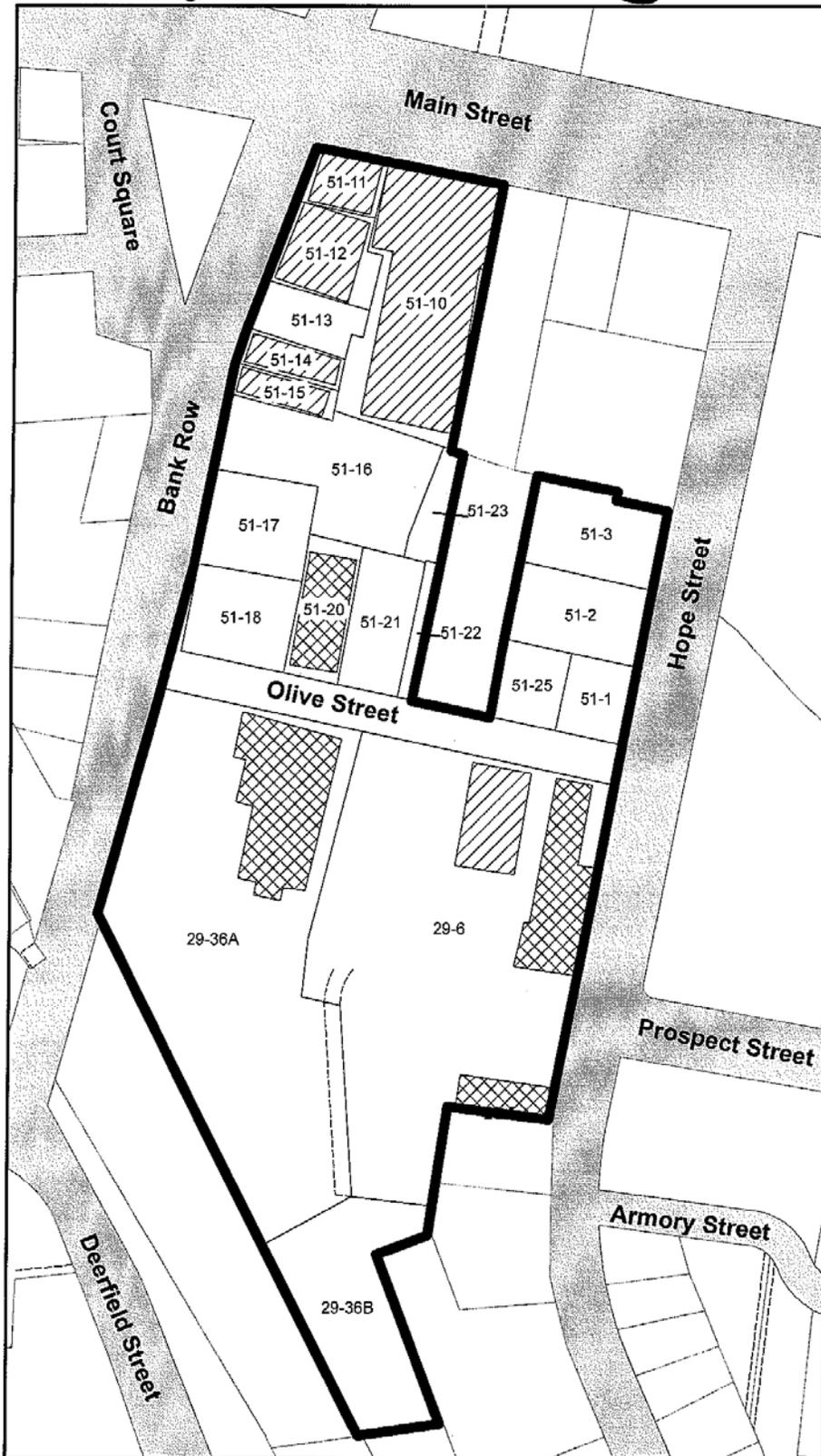
**Modification D: Page 28, Section 2, Project Area Characteristics:**  
Modified descriptions of figures as needed, modified figures enclosed

**Modification E: Table 3, Page 31, Section 2, Project Area Characteristics:**

<b>Table 3 Bank Row Urban Renewal Area - Property Listing Greenfield Massachusetts September 2005; updated August 2008</b>						
<i>Map Block</i>	<i>Address</i>	<i>Owner</i>	<i>Parcel Area</i>	<i>Bldg Description Gross SF</i>	<i>Assessed Value FY 05</i>	<i>Action To Be Acquired Not To Be Acquired</i>
51-1	44 Hope Street	Tadeus Kosciusko Society of Greenfield	11 Acres	2-story lodge 12,916 SF	\$224,100	NIBA
51-2	36 Hope Street	Montague Street Realty Company	21 Acres	2-story 11,701 SF	\$237,700	NIBA
51-3	34 Hope Street	Montague Street Realty Company	23 Acres	Paved parking	\$74,700	NIBA
51-10	361 Main Street	Western Mass Theatre Inc	63 Acres	Theater with retail 48,872 SF	\$484,100	TBA
51-11	3 Bank Row	Estate of Sebastian Ruggeri	08 Acres	3-story commercial 10,120 SF	\$202,000	TBA
51-12	9 Bank Row	Franklin County CDC	16 Acres	Single-story commercial 12,994 SF	\$61,400	TBA
51-13	15 Bank Row	Connecticut River Watershed Council	11 Acres	2-story commercial 10,468 SF	\$279,700	NIBA
51-14	21 Bank Row	Estate of Sebastian Ruggeri	06 Acres	3-story commercial 9,132 SF	\$98,200	TBA
51-15	25 Bank Row	Estate of Sebastian Ruggeri	05 Acres	3-story offices 9,880 SF	\$252,000	TBA
51-16	ES Bank Row	Town of Greenfield	393 Acres	Paved parking	\$66,400	<del>NIBA</del> TBA
51-17	39 Bank Row	Mohawk Office Equipment Inc.	19 Acres	Single-story commercial 8,960 SF	\$189,600	NIBA
51-18	45 Bank Row	Joseph and Karen Ohare	15 Acres	Single-story commercial 6,174 SF	\$177,400	NIBA

51-20	11 Olive Street	Pernhal Realty Trust	15 Acres	Single-story commercial 5,300 SF	\$169,300	<del>NTBA</del> IBA
51-21	NS Olive Street	Town of Greenfield	171 Acres	Parking	\$56,200	<del>NTBA</del> IBA
51-22	NS Olive Street	Town of Greenfield	057 Acres	Parking	\$27,900	<del>NTBA</del> IBA
51-23	NS Olive Street	Town of Greenfield	074 Acres	Parking	\$11,400	<del>NTBA</del> IBA
51-25	33 Olive Street	Warren D Thomas Jr	1 Acres	Parking	\$102,800	NTBA
29-6	30 Olive/ 54-66 Hope Street	Michael Sissman	1.94 Acres	3 buildings 34,805 SF	\$432,700	IBA
9-36A	12 Olive Street	Montagut Street Realty	1.8 Acres	Auto dealership 13,832 SF	\$543,100	IBA
29-36B	Mill Street	Boston - Maine Railroad	315 Acres	NA	\$38,900	Negotiated Acquisition

# Exhibit B



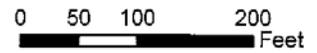
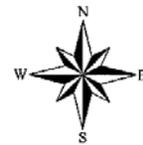
### Figure B

Buildings to be Cleared  
or Rehabilitated

### Bank Row Urban Renewal Plan

**Legend**

- Urban Renewal Area
- Buildings to be Cleared
- Buildings to be Rehabilitated
- Parcels (as of May 2008)
- Easements



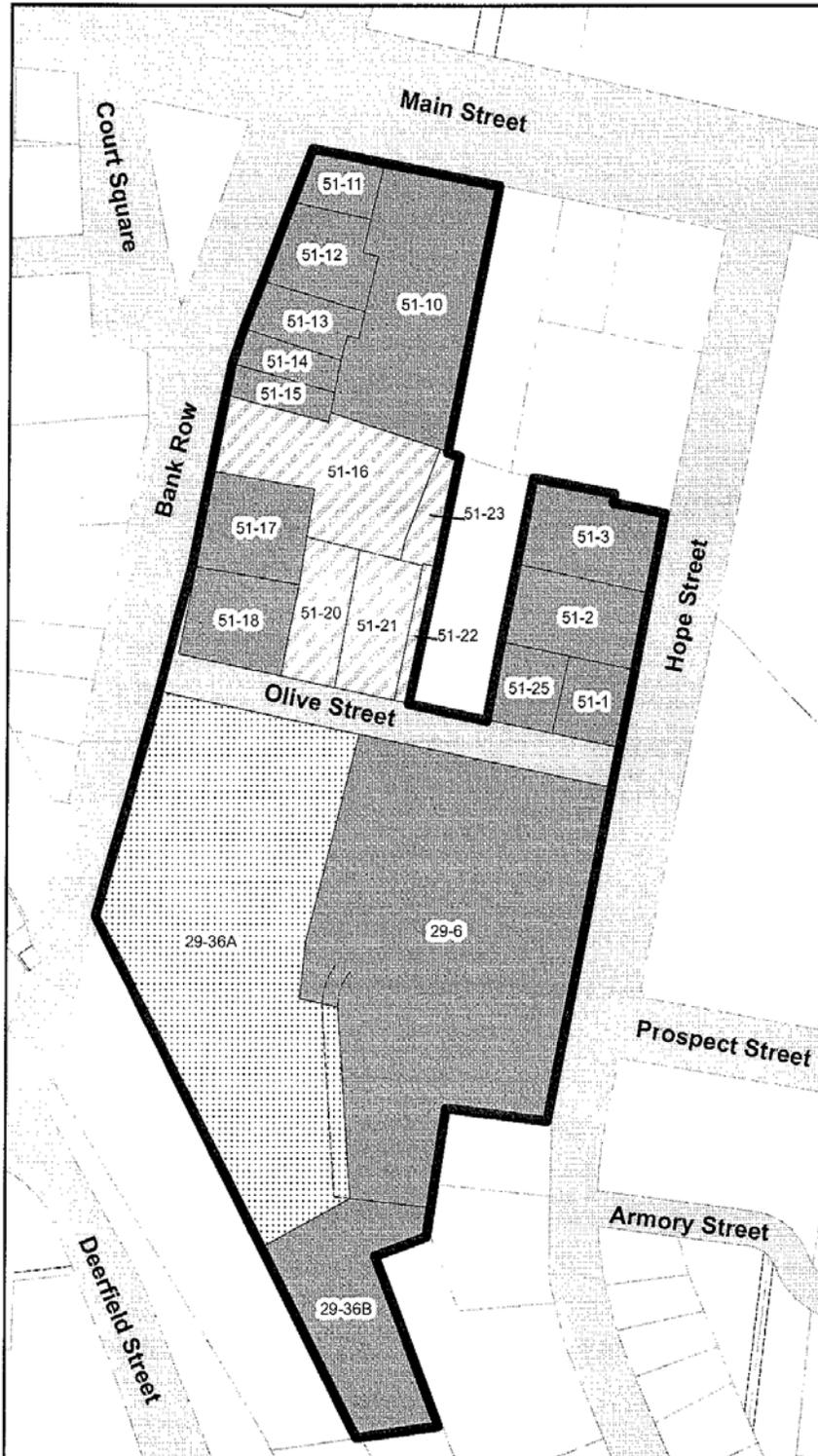
Locus Map  
Downtown Greenfield



 CONCORD SQUARE  
PLANNING &  
DEVELOPMENT, INC

Map Prepared for: Greenfield Redevelopment  
Authority  
Prepared by: Concord Square Planning &  
Development, Inc.  
Data Sources: Town of Greenfield Planning  
Department MassGIS

August 2008



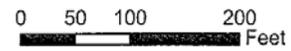
### Figure D-2

Proposed Land Use

#### Bank Row Urban Renewal Plan

**Legend**

- Urban Renewal Area
- Commercial
- Parking
- Transportation Center
- Parcels (as of May 2008)
- Easements



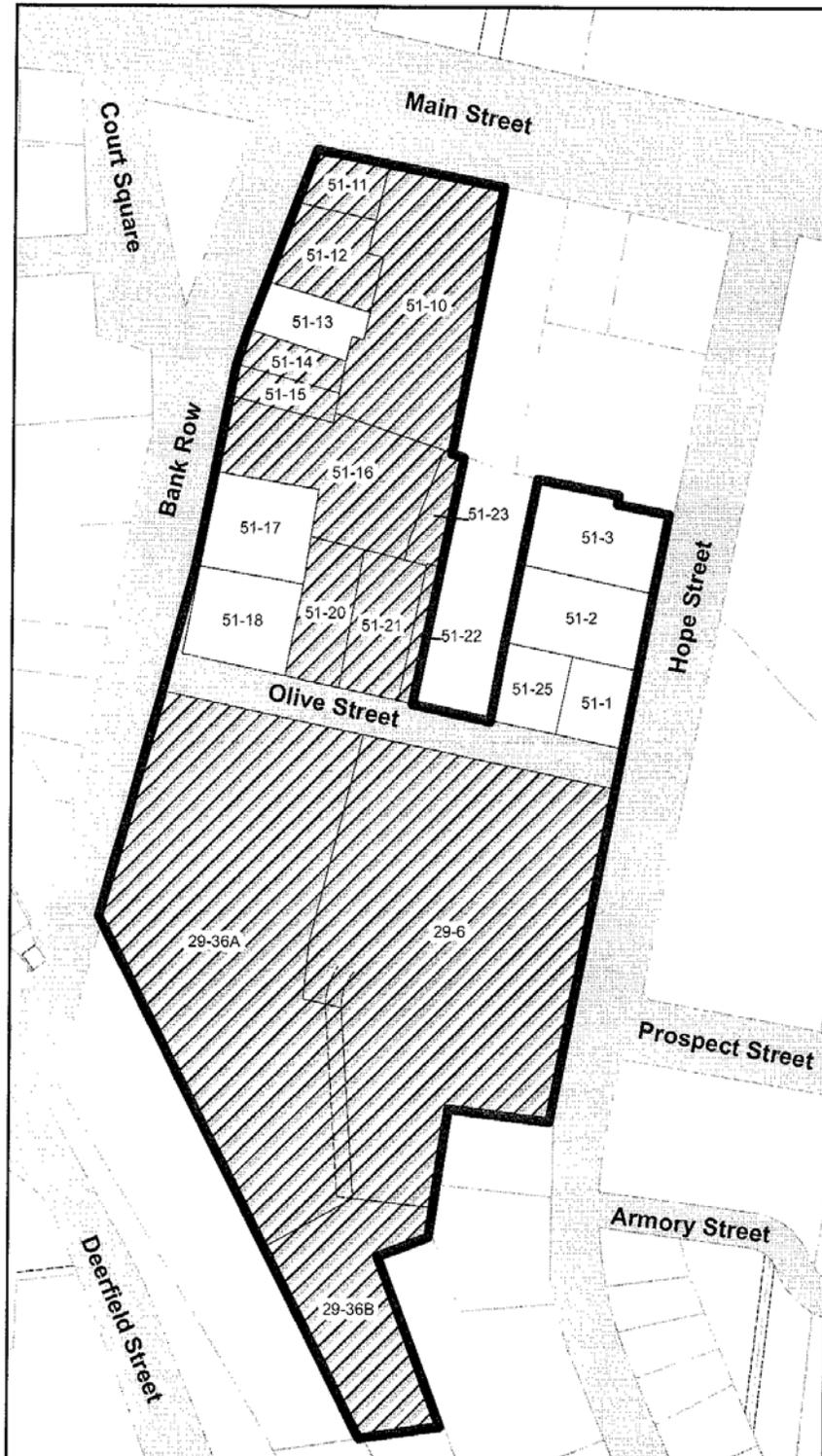
Locus Map  
Downtown Greenfield



CONCORD SQUARE  
PLANNING &  
DEVELOPMENT, INC.

Map Prepared for: Greenfield Redevelopment Authority  
Prepared by: Concord Square Planning & Development, Inc.  
Data Sources: Town of Greenfield Planning Department MassGIS

August 2008



### Figure G

Parcels to be Acquired

### Bank Row Urban Renewal Plan

**Legend**

- Urban Renewal Area
- Parcels to be Acquired
- Parcels (as of May 2008)
- Easements



0 50 100 200 Feet

Locus Map  
Downtown Greenfield



CONCORD SQUARE  
PLANNING &  
DEVELOPMENT, INC.

Map Prepared for: Greenfield Redevelopment Authority  
Prepared by: Concord Square Planning & Development, Inc.  
Data Sources: Town of Greenfield Planning Department MassGIS

August 2008

Councilor Martin stated the GRA was aggressively pursuing the purchase of the Hapco Building. When the State approved this amendment, the GRA would purchase that property. It was imperative that the GRA have site control of the parking lot owned by the Town of Greenfield.

President Maloney stated the TIF's had been delayed, not withdrawn. They should be on the September Town Council agenda for consideration.

**MOTION:** On a motion by Councilor Farrell, second by Councilor Siano, it was unanimously  
**VOTED:** THAT IT BE ORDERED, THE GREENFIELD TOWN COUNCIL HEREBY APPROVES THE ATTACHED  
SEPTEMBER 16, 2008 STATE PRIMARY WARRANT.

**COMMONWEALTH OF MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARY OF THE COMMONWEALTH**

**FRANKLIN SS.**

To either of the Constables of the Town of Greenfield

**GREETING:**

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said town who are qualified to vote in Primaries to vote at

PRECINCTS 1, 2, 3, 4, 5, 6, 7, 8, 9  
located at  
GREENFIELD SENIOR HIGH SCHOOL GYMNASIUM

on **TUESDAY, THE SIXTEENTH DAY OF SEPTEMBER, 2008**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Primary for the candidates of political parties for the following offices:

SENATOR IN CONGRESS . . . . .FOR THE COMMONWEALTH  
REPRESENTATIVE IN CONGRESS . . . . . FIRST DISTRICT  
COUNCILLOR . . . . .EIGHTH DISTRICT  
SENATOR IN GENERAL COURT . . . . . HAMPSHIRE & FRANKLIN DISTRICT  
REPRESENTATIVE IN GENERAL COURT. . . . . SECOND FRANKLIN DISTRICT  
REGISTER OF PROBATE . . . . . FRANKLIN COUNTY

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this \_\_\_\_\_ day of AUGUST, 2008.

\_\_\_\_\_  
TOWN COUNCIL PRESIDENT  
(BY AUTHORIZATION OF THE GREENFIELD TOWN COUNCIL)

GREENFIELD  
(Town)

(Indicate method of service of warrant.)

\_\_\_\_\_, 2008.  
Constable \_\_\_\_\_ (month and day)

Warrant must be posted by **September 9, 2008**, (at least *seven days prior* to the **September 16, 2008**, State Primary).

**PRESENTATIONS OF PETITIONS AND SIMILAR PAPERS** None.

**REPORTS OF COMMITTEES**

**APPOINTMENTS AND ORDINANCES COMMITTEE** Chairman Allis stated the committee would be meeting in September.

**ECONOMIC DEVELOPMENT COMMITTEE** Chairman Guin stated the committee would hold a joint Public Hearing with the Planning Board Thursday, August 21, 2008 at 7:30 pm, in the Police Department Meeting Room.

**WAYS AND MEANS COMMITTEE** Chairman Joseph noted the committee had begun work on the Senior Citizens Property Tax Abatement Program and Town Council Auditor Position.

**UNFINISHED BUSINESS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**MOTION:** On a motion by Councilor Farrell, second by Councilor Letourneau, it was unanimously **VOTED:** THAT IT BE ORDERED, TO INITIATE AND FORWARD A REQUEST FOR A ZONING AMENDMENT "TABLE OF DIMENSIONAL REQUIREMENTS" TO THE ECONOMIC DEVELOPMENT COMMITTEE AND PLANNING BOARD FOR CONSIDERATION AND RECOMMENDATION.

Councilor Joseph held a first reading: APPROPRIATE \$45,000 TO REPAIR THE ROOF AND CEMENT CORNICE ON THE FEDERAL STREET SCHOOL.

President Maloney reminded everyone to drive safely because schools would be opening within the next few weeks throughout Franklin County. He thanked Assistant Town Council Tuttle for filling in for Town Clerk Winseck who was celebrating her 37<sup>th</sup> Wedding Anniversary.

**MOTION:** On a motion by Councilor Guin, second by Councilor Farrell, it was unanimously **VOTED:** TO AUTHORIZE PRESIDENT MALONEY TO WRITE A LETTER ON BEHALF OF THE TOWN COUNCIL SUPPORTING SUPERINTENDENT HOLLINS POTHOLE GRANT APPLICATION TO HELP GREENFIELD SCHOOLS IN THIS CRISIS SITUATION.

**MOTIONS FOR RECONSIDERATION:** None.

**PUBLIC FORUM:** None.

**ADJOURNMENT:** On a motion by Councilor Allis, second by Councilor Martin, it was unanimously  
**VOTED:** TO ADJOURN THE MEETING AT 9:18 P.M.

A true copy,

Attest: \_\_\_\_\_  
Maureen T. Winseck, Town Clerk

GREENFIELD TOWN COUNCIL MEMBERS

GCTV-15  
Regular Meeting  
August 20, 2008

1.	Lashier, Dennis	P						
2.	McLellan, Thomas	P						
3.	Allis, Brickett	P						
4.	Maloney, Mark	P						
5.	Singer, David	P						
6.	Letourneau, Danielle	P						
7.	Martin, William	P						
8.	Joseph, Christopher	P						
9.	LaPointe, Andrew	Ex.						
10.	Farrell, Timothy	P						
11.	Guin, Daniel	P						
12.	Siano, Alfred	P						
13.	Mason, John	Ex.						