



City known as the Town of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

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

William F. Martin
Mayor

Members:
Twarog, Eric
Director, Planning & Dev.

Conti, Scott (2016)
Joseph, Christopher (2014)
Kimball, Russell (2015)
Maloney, Mark (2016)
McLellan, Thomas (2016)
Ronhave, Steven (2015)
Winn, James (2015)

ZONING BOARD OF APPEALS
Minutes of April 23, 2015
Department of Planning & Development
114 Main Street

The meeting was called to order by Chair, Tom McLellan at 7:00 p.m. with the following members:

PRESENT: Tom McLellan, Chairman Scott Conti Christopher Joseph
Mark Maloney, Clerk Steve Ronhave James Winn

ALSO PRESENT: Maureen Pollock, Assistant Planner & Conservation Agent and Applicants.

ABSENT: Russell Kimball

CHAIRS STATEMENT: This meeting is being recorded, if any other persons present are doing the same, you must notify the chairperson at this time. No one responded.

Public Hearings:

1. 7:00 p.m.: (Continued from April 9, 2015) Application of Wayne Gavryck for property located at 705 Lampblack Road (Assessor’s Map R09, Lot 5A), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 14.85 kW ground-mounted solar photovoltaic system at this location.

Members sitting were Tom McLellan, Chair; Mark Maloney, Clerk; Scott Conti; Christopher Joseph; and Steve Ronhave. Also in attendance was James Winn, ZBA alternate; Rachana Crowley, Applicant; Representatives to the Applicant, including: Frank Holmes of Stantec, Kevin Mowatt of Davis Square Architects, and Attorney David Bloomberg; and members of the public.

Bloomberg Stated the applicants have gathered more information since the April 9, 2015 ZBA meeting. Stated the applicants have received a letter from Eric Twarog, Director of Planning & Development stating that a Technical Review Group meeting is not necessary, and that instead the Department of Planning & Development will reach out to Town Departments for written comments. Additionally, the applicants have received a letter from the US Department of Housing and Urban Development (HUD) stating “...a critical condition is the requirement that all 200 units at the property be retained. Failing to satisfy HUD’s requirement that all 200 units be retained will have an adverse impact to this agency’s support of the redevelopment proposal.”

Stated the following conditions approved in November 2014 will be fulfilled:

- Bicycle racks and/or bicycle sheds shall be provided at each court for Leyden Woods residents;
- A covered bus shelter shall be constructed at the Leyden Woods bus stop.



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Reviewed the fire protection strategies; increased interior air quality; fully compliant with building and site accessibility; aesthetic upgrades to the 1970s buildings and site; life safety code upgrades; energy upgrades; and major crawl space upgrades. Stated the amount of impervious will be decreased; therefore, the amount of runoff will be decreased. Stated the project will provide affordable housing, and will be done in one phase, instead of two phases.

- McLellan Inquired whether any changes have been made to the site plan since April 9, 2015 meeting.
- Holmes Stated no.
- Maloney Read correspondence from the following:
1. Letter from Eric Twarog, Director of Planning & Development, April 15, 2015;
 2. Letter from Maurice Barry, Director of Project Management, HUD, April 20, 2015;
 3. Letter from William Martin, April 21, 2015;
 4. Memo from the Planning Board, April 8, 2015;
 5. Email exchange between Eric Twarog and Mark Snow, Inspector of Buildings/ Zoning Enforcement Officer, April 13-21, 2015;
 6. Memo from Mark Snow, April 13, 2015;
 7. Letter Roxann Wedegartner, Planning Board Chair, April 21, 2015;
 8. Email exchange between Eric Twarog and Sara Campbell, Town Engineer, April 13, 2015;
 9. Memo from Eric Twarog, April 22, 2015;
 10. Email from John Whitney, Fire Captain, April 16, 2015.
- Maloney Inquired whether the signage issues have been dealt with.
- Holmes Responded yes. Stated the applicants met with John Whitney, Fire Captain in the fall 2014, and have now spoken with Mark Snow, Inspector of Buildings/ Zoning Enforcement Officer.
- Conti Inquired whether any fire protection access will be lost during construction.
- Holmes Responded that would be a question for the contractor. Stated that providing fire protection access during construction could be conditioned.
- Maloney Inquired whether the Mayor helped to secure funding for this project.
- Crowley Responded yes. Stated the Mayor helped to secure over \$5 million. Stated the total estimated cost for this project is \$65 million.
- Maloney Inquired how do the applicants make sure the re-development will not be neglected over time. Stated the existing buildings have been neglected over the decades.



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- Crowley Responded the existing buildings were built in the 1970s. The Community Builders did not purchase the property until the 1990s. Stated improvements have been made to site since purchasing the property. The Community Buildings built a community building for residents in the 1990s and there are services now offered on-site.
- Mowatt Stated the existing buildings were not properly built and the site was not property graded. The re-development will ensure that the site is properly graded and the buildings will be properly built.
- Maloney Inquired what the reasons for not building the 2009 version are.
- Crowley Responded the 2009 version was too expensive. Stated the 2009 version included a new road, new infrastructure, and bigger buildings. Stated the total estimated cost for the 2009 version in today's dollars would be \$100 million.
- Maloney Inquired why did the applicants increase the amount of units from November 2014 to now.
- Bloomberg Responded HUD wanted all 200 units to be built.
- Maloney Inquired how much do the applicants pay into the Greenfield Pilot Program.
- Crowley Responded Community Builders does not pay into the Pilot Program, but does pay property taxes.
- Ronhave Stated he is in support of this project.
- Joseph Inquired why the applicants don't buy a bunch of houses in town to provide affordable housing, instead of clustering them in the Leyden Woods location. Stated the cost of re-developing each unit at Leyden Woods is over \$200,000, respectively.
- Bloomberg Responded there is no financial incentive in the private sector to make it work.
- Joseph Stated he is frustrated that Greenfield provides most of the homeless and low-incoming housing in Franklin County, and the surrounding communities don't have to.
- Bloomberg Stated the proposed project is a compromise. Stated the applicants are not proposing to increase the number of units, they are proposing to retain 200 units.
- Maloney Inquired whether there is any discussion between the applicants and the Mayor about providing a sidewalk along Leyden Road.
- Crowley Responded no. Stated the applicants are providing funding for some infrastructure improvements, maybe some of the money could go towards constructing a sidewalk on Leyden Road.

Public Hearing closed at 8:17 p.m.



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Discussion/Decision

TCB Leyden Woods Limited Partnership for property located at 24 Aster Court (Assessor's Map R28, Lot 27C)

MOTION: Moved by Maloney, seconded by Ronhave, and voted 4-0-1 (Maloney abstained) the application of TCB Leyden Woods Limited Partnership for property located at 24 Aster Court (Assessor's Map R28, Lot 27C), which is located in the Suburban Residential (RB) Zoning District, for a modification of an existing special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow a reduction in dimensional requirements for setbacks to accommodate building renovations and to allow a total of 200 units for the Leyden Woods Redevelopment Project as presented, with the following conditions:

1. The chain link fence, as shown on the submitted site plan shall be constructed in accordance with the discussion with Kevin O'Neil of 178 Leyden Road;
2. Fire equipment accessibility shall be maintained and provided during all construction phases.

Adjournment:

MOTION: Moved by Conti, seconded by Joseph, and voted 5:0 to adjourn the meeting at 8:23 p.m.

Respectfully Submitted,

Maureen Pollock
Assistant Planner & Conservation Agent