



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)
Moscaritolo, David (2016)
Pottern, Jamie (2016)
Roberts, Charles (2017)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD Minutes of May 5, 2016

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Chairperson at 7:02 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternates David Moscaritolo and Charles Roberts

ALSO PRESENT: Aviva Latrell of the Recorder and Angela Saunders, Senior Project Engineer for McMahon Associates, Inc.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 4:1: 0 (Smith abstained) to approve the meeting minutes of April 7, 2016 as amended (remove the "Also Present" section from the minutes as only PB members attended).

Site Plan Review:

- a. Application of the Franklin Regional Transit Authority (FRTA) for property located at 12 Olive Street (Assessor's Map 29, Lot 36A), which is located in the Central Commercial (CC) Zoning District, for site plan review and approval pursuant to Sections 200-4.7(B2) and 200-8.4 of the Zoning Ordinance in order to allow the addition of 24 parking spaces for the John W. Olver Transit Center.

Wedegartner said she spoke with Planning Director Twarog, who said town departments didn't have any issues with the project. During discussion of water runoff/retention it was noted that a catch basin had been added based on feedback from the town engineer and Director Twarog. Roberts expressed concern about the potential for a fall risk from the top of the retaining wall. There was a discussion of the type of protective fencing; PB expressed a preference that it not be chain link. Pottern asked about the perviousness of the new parking area. Engineer Saunders responded that the new area would all be pervious material. She added that the impervious material in the current parking spaces has not worn well, resulting in the applicant's preference not to repeat the use of that material. There was a discussion of the lighting, with concern about having sufficient light but not detracting from the residential quality of life of the neighboring apartment building.



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- MOTION:** Moved by Pottern, seconded by Desorgher, and voted 5:0 to approve the application of the Franklin Regional Transit Authority (FRTA) for property located at 12 Olive Street (Assessor's Map 29, Lot 36A), which is located in the Central Commercial (CC) Zoning District, for site plan review and approval pursuant to Sections 200-4.7(B2) and 200-8.4 of the Zoning Ordinance in order to allow the addition of 24 parking spaces for the John W. Olver Transit Center with the following conditions:
- 1) The Applicant shall install a minimum 42-inch handrail on top of the retaining wall; and
 - 2) The Applicant shall ensure that overnight lighting be respectful of neighboring residential properties.

Discussion Items:

- a. Review of Draft Language of the Proposed Accessory Dwelling Unit Ordinance.

Wedegartner reported that initial feedback from the ZBA is that they want to retain decision-making authority on any proposed non-conforming ADU. She expects they'll be discussing the draft ordinance further at their meeting next Thursday and encouraged PB members to attend. Smith pointed out that in the Definitions section (B), the last sentence of the ADU, WITHIN paragraph should be obviously eliminated, with which the PB agreed.

- b. Tree hearing.

Touloumtzis brought copies of the two Mass. General Laws related to tree hearings (Chapter 87, Section 3 & Chapter 40, Section 15C) and offered the understanding from reading these that it is only when the latter is invoked -- in the case of a proposed removal of a tree on a designated scenic road -- that the Planning Board has any authority with regard to tree hearings. The Board agreed that it would wish to get information if there are any roads in Greenfield with such a designation, and -- if so -- if any of the current trees on the list for review are on such a road. The Board also indicated it would want to get some further clarification/confirmation of this interpretation of the law. Since the tree hearing is already posted to take place during the 5/19 PB meeting it was agreed that should proceed; it was further agreed that the Tree Warden should be at the PB meeting if indeed most or all of the tree hearing remains within his purview under chap. 87, sect. 3 (in the absence of a consolidated hearing under the provisions of chap. 40, sect. 15C).

Adjournment:

- MOTION:** Moved by Desorgher, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 8:08 p.m.



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Respectfully Submitted,

George Touloumtzis
Planning Board Clerk