



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 (2019)
Moscaritolo, David (2019)
Pottern, Jamie (2018)
Roberts, Charles (2017)
Smith, Linda (2019)
Touloumtzis, George (2018)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of September 15, 2016

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:06 p.m.

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

ABSENT: Jamie Pottern and Alternate David Moscaritolo

ALSO PRESENT: Director Eric Twarog and members of the public

Wedegartner moved Alternate Charles Roberts up as a voting member.

An abutter to the McHard Acres Subdivision off Country Club Road requested to speak relative to the August 18, 2016 meeting minutes. Wedegartner stated that she would take comment at the end of the meeting. The abutter proceeded to speak over the Chair creating an unsafe and chaotic environment. The Chair requested that Director Twarog call the Greenfield police to escort the abutter out of the meeting space. The abutter continued to speak over the Chair but left the meeting room right before the police arrived. Director Twarog explained the situation to the two policemen who responded. The policemen then left and Wedegartner read some legal correspondence from the Town's legal counsel relative to the August 4th and August 18th Planning Board hearings/meetings on the McHard Acres subdivision. The legal correspondence stated that the Planning Board followed all legal procedures and M.G.L. relative to their decision on McHard Acres.

Approval of Minutes:

MOTION: Moved by Smith, seconded by Touloumtzis, and voted 5:0 to approve the meeting minutes of August 18, 2016 as amended.

Site Plan Review

- a. Application of the Town of Greenfield for property located at 141 Davis Street (Assessor's Map 68, Lot 1), which is located in the Urban Residential (RA) Zoning District, for site plan review and approval pursuant to Section 200-8.4 of the Zoning Ordinance in order to allow the construction of a new senior center at this location.



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The Following project proponents were present: Lane Kelly, Finance Director; Rachel Loeffler, The Berkshire Design Group; Marco Crescentini, Dietz & Company Architects; and Dan Pallotta, Owner's Project manager from P³. Director Twarog explained to the Board why this project is exempt from zoning under M.G.L. Ch. 40A, Section 3 (Dover Amendment). Mr. Crescentini gave a brief overview of the project. Ms. Loeffler presented the specifics of the project to the Board to include site access, traffic flow, parking, stormwater/drainage, snow storage, interior building layout, and building elevations. Wedegartner inquired on the proposed location of parking versus where it is located today. She expressed concerns about the Davis Street abutters seeing the new parking lot. Mr. Pallotta responded that several meeting with stakeholders (to include the Mayor, Council on Aging, Town Councilors, and the project engineers) were held to come up with the current proposal for building and parking lot locations. The Board inquired on the number of parking spaces that exist at the Weldon Hotel for the Senior Center. Hope Macary responded that there are 88 spaces at the Weldon Hotel, none of which are dedicated to the Senior Center. The Board pointed out that the zoning summary of the submitted plan set lists the proposed building at 12,000 square feet but 10,000 square feet was stated as the size of the proposed building. The project proponents clarified that the current proposal is 9,950 square feet for the proposed building. Smith asked Wedegartner why the placement of the new building would be better where the existing building is located. Wedegartner responded that it is because of aesthetics and the current neighborhood configuration. Mr. Pallotta stated that the building location proposed is to allow for the proposed parking area without paving too much and still allow for enough parking to the site. The Board discussed the placement of the proposed building and parking area. Smith and Desorgher stated that they have been involved since the original design and would have liked the building size to have remained the same instead of being smaller. Smith inquired if the proposed building could be expanded upon if necessary. The project proponents responded yes. The Board discussed removing the 3 parking spaces near the primary entrance of the building along Pleasant Street and replacing them with greenspace. The project proponents stated that they could move the dumpster to the back of the building and add 2 parking spaces where the dumpster was. Wedegartner read review comments from departments.

- MOTION:** Moved by Smith, seconded by Touloumtzis, and voted 5:0 to approve the application of the Town of Greenfield for property located at 141 Davis Street (Assessor's Map 68, Lot 1), which is located in the Urban Residential (RA) Zoning District, for site plan review and approval pursuant to Section 200-8.4 of the Zoning Ordinance in order to allow the construction of a new senior/community center at this location with the following conditions:
1. The Applicant shall meet all the recommendations/requirements of the September 12, 2016 review letter from the Department of Public Works which include the following:
 - It is recommended that native drought tolerant plants be used for the proposed rain garden; and



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- **The Applicant shall install a back flow preventer as well as a meter for the water line that runs to the community gardens. The preference is to see the line run from the proposed building so that the site would only need one meter.**
- 2. **Care shall be taken to preserve the existing mature trees along Pleasant Street;**
- 3. **The Applicant shall eliminate the three (3) off-street parking spaces near the primary entrance to the building along Pleasant Street and replace them with greenspace;**
- 4. **The Applicant shall move the dumpster to the back of the building and add two (2) off-street parking spaces in the former dumpster location;**
- 5. **A photometric lighting plan shall be submitted to and approved by the Planning Board;**
- 6. **All exterior lighting shall be the same color LED lighting in a warmer spectrum; and**
- 7. **The Applicant shall submit four (4) full-size complete plan sets to the Department of Planning and Development within thirty (30) days of approval.**

ZBA Recommendations:

- a. Application of Matthew Brown for property located at 130 Leyden Road (Assessor's Map R28, Lot 15A), which is located in the Suburban Residential (RB) 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 44 panel 12.76 kW ground-mounted solar photovoltaic system at this location.

The Board members requested that abutting property lines be shown on site plans submitted for ground-mounted solar array systems. The Board discussed the proposed location of the system and screening.

MOTION: Moved by Smith, seconded by Touloumtzis, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Matthew Brown for property located at 130 Leyden Road (Assessor's Map R28, Lot 15A), which is located in the Suburban Residential (RB) 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 44 panel 12.76 kW ground-mounted solar photovoltaic system at this location with the recommendation that height appropriate screening be added to the north side of the proposed solar array.

Discussion Items:

- a. Proposed Housekeeping Zoning Amendments.



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Director Twarog reviewed the proposed housekeeping zoning amendments with the Board. The Board reached consensus that the proposed amendments be forwarded to the Board by e-mail and put on the October 6, 2016 meeting agenda for action.

Adjournment:

MOTION: Moved by Roberts, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 9:28 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development