



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 December 13, 2016

Library LeVanway Meeting Room 402 Main Street, Greenfield

The meeting was called to order by the Economic Development Committee (EDC) Chairperson at 5:32 p.m.

EDC MEMBERS PRESENT: Council President Brickett Allis; Councilor Penny Ricketts; Councilor William Childs; Councilor Daniel Leonovich; and Councilor Wanda Muzyka-Pyfrom; and Councilor Verne Sund

The meeting was called to order by the Planning Board Chairperson at 5:40 p.m.

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

PB MEMBERS ABSENT: Jamie Pottern

ALSO PRESENT: Aviva Latrell of the Greenfield Recorder; Albert Norman; Steve Ronhave; and Joanna Jay

Council President Brickett Allis announced that the meeting was being recorded and asked if anyone else was recording the meeting. No one responded.

Joint Public Hearing:

- a. **5:30 p.m.:** Joint Public Hearing with the EDC - Zoning Amendment – Proposed Amendments to the Corridor Overlay District.

Council President Allis read the public hearing notice into the record.

Public Input

Albert Norman, 21 Grinnell Street, Greenfield

Mr. Norman questioned whether the abutters were directly notified. Allis responded that he did not know. Mr. Norman stated that he does not believe that the abutters were directly notified and that the notice wasn't prominent in the Recorder. He stated that he just learned about the hearing at 12:00



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p.m. and requested that the public hearing be postponed. Allis responded that since the meeting was properly posted, it needs to be held today. Wedegartner stated that they have the option of continuing the public hearing as long as it is within the required legal timeframe. Mr. Norman noted that two abutters just arrived only because he had notified them. Mr. Norman spoke about the purpose of the Corridor Overlay District – beautification, prevent strip development, attractive gateway into community. He stated that by moving forward with this proposed amendment, the design guidelines that promote these purposes would be lost for this area. He read through some of the guidelines for the audience. He expressed concerns that allowing more large developments in the area would add significantly to vehicle traffic on French King Highway and High Street which is already congested. He also stated that it is his belief that expanding development in this district will hurt downtown businesses.

Steve Ronhave, 206 High Street, Greenfield

Mr. Ronhave stated that he thinks the Corridor Overlay District was well-crafted some time ago and that the purpose still stands today. He doesn't think that there should be no development in the district but should be kept to scale. He questioned why this is being brought forth at this time.

Joanna Jay, 196 Gill Road, Greenfield

Ms. Jay stated that this seems rather sudden and she is not sure when/where this was posted. She expressed concerns about turning out of Wildwood Avenue to French King Highway. Thinks that Greenfield is trying to hang on to its identity – can't all just have one thing. Greenfield has a limited population and money.

Mr. Norman stated that it doesn't feel good to have this hearing without more of the public involved and it is not healthy for the Town.

Smith stated that she didn't know about the content of this meeting because of a glitch. She stated that this hasn't been discussed at Planning Board meetings. She came in to suggest a continuance.

Wedegartner stated that she got notice of the meeting earlier as Chair of the Planning Board so could coordinate scheduling. She pointed out that the District wouldn't be eliminated; it would still exist along High Street from Silver Street to Smith Street. She would suggest change of the proposed name and would retain the same design guidelines. She stated that a continuance would allow both proponents and opponents an opportunity to weigh in.

Sund stated that from Smith Street to Silver Street would stay the same, just a name change that wouldn't create anything new.

Desorgher asked for clarification about the EDC process and intentions.



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Council President Allis stated that both the Planning Board and EDC would need to vote to continue the public hearing.

Smith stated that she remembers the passion about this area for past developments and thinks that both sides would want an opportunity to give input.

MOTION: Moved by Smith, seconded by Roberts, and voted 5:0 to continue the public hearing to January 5, 2017 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street so that more of the public can be involved.

MOTION: Moved by Sund, seconded by _____?, and voted 5:0 to continue the public hearing to January 5, 2017 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street so that more of the public can be involved.

Adjournment:

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 6:20 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk
Greenfield Planning Board