



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 March 16, 2017

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; Jamie Pottern; George Touloumtzis, Clerk; and Alternate Charles Roberts

ABSENT: Alternate David Moscaritolo

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Don Ouellette, Director of the Department of Public Works; and Aviva Luttrell of the Greenfield Recorder

Approval of Minutes:

Approval of Meeting Minutes from February 2, 2017 and March 2, 2017. The Board reached consensus to put off the approval of these meeting minutes until the April 6, 2017 Planning Board meeting.

Site Plan Review:

- a. Application of Rev. Timothy J. Campoli, Pastor, Blessed Sacrament Parish, for property located at 221 Federal Street (Assessor's Map 80, Lot 10), which is located in the Limited Commercial (LC) 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 9,500 square foot mixed use facility beside the existing church at this location.

The following project proponents were present: Kevin O'Neil, Project Manager from Austin Design; Joan Rockwell, Architect; Mark Stadnicki, SVE Associates; and Kevin O'Neil, Blessed Sacrament Church Finance Committee. Mr. O'Neil of Austin Design gave an overview of the project to the Board. The purpose of the new parish hall and rectory is to consolidate facilities at one location. The existing rectory on High Street will be sold. The proposal is for the new facility to house a soup kitchen, classroom space, a food pantry, and two (2) residences for two priests. The proposed parish hall when fully open has a capacity of 200 people. When closed, six separate classrooms can be configured. The church recently completed a fund raising campaign that raised about \$1,000,000.



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The intent is to break ground for construction in the summer. Mr. O'Neil stated that they have been in contact with the DPW about proper sizing of drain, water, and sewer lines. Smith inquired on the three (3) existing mature trees shown on the site plan. Mr. O'Neil responded that it is their intent to keep these trees. However, the middle tree may have to come down. Ms. Rockwell reviewed the proposed landscaping with the Board. Wedegartner read review comments from the Health Department, Fire Department (no issues), and Licensing Commission (no issues). Roberts inquired on lighting for the project. Ms. Rockwell responded that the new building will have building lighting and that there will be no motion lighting. She stated that all lighting will be downcast and Dark Sky compliant. Roberts inquired on draining. Mr. Stadnicki reviewed the proposed drainage with the Board. Roberts inquired on whether the snow falling from the roofs will be a problem. Mr. O'Neil responded that the roofs have been designed to deal with this issue. Touloumtzis inquired on bike racks. Mr. O'Neil responded that a bike rack will be provided. Roberts inquired on drainage. Mr. Ouellette reviewed the drainage with the Board.

MOTION: **Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to approve the site plan application of Rev. Timothy J. Campoli, Pastor, Blessed Sacrament Parish, for property located at 221 Federal Street (Assessor's Map 80, Lot 10), which is located in the Limited Commercial (LC) Zoning District, pursuant to Section 200-8.4 of the Zoning Ordinance in order to allow the construction of a 9,500 square foot mixed use facility beside the existing church at this location.**

- b. Application of Dana Newell for property located at 76 French King Highway (Assessor's Map R04, Lot 54), which is located in the General Commercial (GC) Zoning District and Corridor Overlay District, for site plan review and approval pursuant to Sections 200-4.16 and 200-8.4 of the Zoning Ordinance in order to allow the display and retail sale of wood frame buildings at this location.

The following project proponents were present: Dana Newell, Applicant and Mark Leonard, property owner. Mr. Newell explained the project to the Board. The existing dilapidated blue building will not be used as part of this project and will be demolished in the near future. The Board inquired on signage for the business. Mr. Newell responded that he proposes to have two banner signs mounted on two of the products offered for sale. Roberts inquired on the number of structures proposed to be on site. Mr. Newell responded between 8 and 12. Mr. Newell stated that his proposed hours of operation would be from 10:00 a.m. to 6:00 p.m. Mr. Newell stated that other than walk-ins, most of his business will be by appointment. Roberts inquired on security issues for the site. Mr. Newell responded that it would be similar to a car lot so he doesn't anticipate any security issues. He also stated that the existing lighting is sufficient. There are two existing curb cuts to the property. Mr. Newell stated that this would be a seasonal business not intended to be open during winter months. The product will be placed on the existing grass and asphalt area on the property. Director Twarog inquired on whether any trees would be cut. Mr. Newell responded no. Wedegartner read review comments from the Conservation Agent, Fire Department (no issues), and the Health Department (no issues).



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MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to approve the site plan application of Dana Newell for property located at 76 French King Highway (Assessor's Map R04, Lot 54), which is located in the General Commercial (GC) Zoning District and Corridor Overlay District, for site plan review and approval pursuant to Sections 200-4.16 and 200-8.4 of the Zoning Ordinance in order to allow the display and retail sale of wood frame buildings at this location with the following conditions:

1. The structures shall be stored and located on the existing driveway and grass area and not beyond the tree line; and
2. No more than twelve (12) structures shall be displayed on site.

Action Item:

- a. Planning Board recommendation to the Town Council on the proposed Abandonment of Lenox Avenue.

Director Ouellette explained the reasons for abandoning Lenox Avenue to the Board. A fence has already been installed as part of the High School project. Touloumtzis suggested that Lenox Avenue could be used as a non-motorized entryway to the new high school for alternate modes of travel. The Board discussed this concept. Director Ouellette responded that Barr Avenue is just two houses away and that Silver Street will have new sidewalks and bike lanes.

MOTION: Moved by Pottern, seconded by Smith, and voted 4:1 (Touloumtzis opposed) to forward a positive recommendation to the Town Council on the proposed abandonment of Lenox Avenue.

Discussion Item:

- a. Proposed 7 Housekeeping Zoning Amendments.

Director Twarog reviewed the concerns of Councilor Isaac Mass with the Board. The Board discussed the proposed amendments and reached consensus that Amendments #1, 2, 5, 6, and 7 are good as currently written. The Board reached consensus that Director Twarog should reach out to the Inspector of Buildings for his input on proposed Amendment #3. The Board reached consensus to remove proposed Amendment #4 from consideration at this time.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 5:0 to remove proposed housekeeping zoning amendment #4 from consideration at this time.

- b. Discussion of a potential moratorium on Recreational Marijuana Facilities in Greenfield.



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Director Twarog informed the Board that the Town Council will be initiating a proposed moratorium on Recreational Marijuana Facilities in Greenfield.

Adjournment:

MOTION: Moved by Pottern, 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