



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 April 6, 2017

**Department of Planning and Development
114 Main Street, Greenfield**

The meeting was called to order by the Planning Board Chairperson at 7:08 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: Aviva Luttrell of the Greenfield Recorder

Approval of Minutes:

MOTION: Moved by Smith, seconded by Touloumtzis, and voted 4:0 to approve the meeting minutes of February 2, 2017; March 2, 2017 as amended; and March 16, 2017.

Site Plan Review:

- a. Application of 401 Liberty Street, LLC for property located at 298 Federal Street (Assessor's Map 95, Lot 1, Unit B3), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8(B29) and 200-8.4 of the Zoning Ordinance in order to allow a mental health clinic consisting of a 12 bed Community Crisis Stabilization facility at this location to be operated by Clinical Support Options (CSO).

The following project proponents were present: Raipher Pellegrino, Principle at 401 Liberty Street, LLC; and Isaac C. Fleisher, Attorney representing 401 Liberty Street, LLC. Touloumtzis stated that he will reclude himself from voting as he works for Clinical Support Operations (CSO). Mr. Pellegrino and Attorney Fleisher presented the site plan to the Board. The majority of the Behavioral Health Network (BHN) has been completed. The project proponents discussed the proposed use of the building and program details as well as projected traffic. Wedegartner asked for clarification on ownership. The project proponents responded that condo units B1, B2, and B3 are currently being leased from the Town by 401 Liberty Street, LLC. Condo unit A is now owned by 401 Liberty Street, LLC. The project proponents review the proposed parking with the Board. There are 12 parking spaces adjacent to Condo B3 which will be designated parking for CSO. There are 8 parking spaces north of Condo B2 available as well but these will not be designated parking. There are



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additional parking spaces available on the ball field sides of the complex. The Board raised the concern that the steps for the entryway on the east side plus the accessible ramp on the floor plan don't seem to reconcile with the site plan layout. The project proponents acknowledged this and stated that they may need to eliminate a few spaces at this location. They agreed that two spaces could be handicapped accessible. The Board discussed lighting for the new doorways and asked for clarification on how the four doorways included in the plans would be used for crisis and respite programs.

- MOTION:** Moved by Desorgher, seconded by Smith, and voted 3:0 to approve the application of 401 Liberty Street, LLC for property located at 298 Federal Street (Assessor's Map 95, Lot 1, Unit B3), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8(B29) and 200-8.4 of the Zoning Ordinance in order to allow a mental health clinic consisting of a 12 bed Community Crisis Stabilization facility at this location to be operated by Clinical Support Options (CSO) with the following conditions:
1. There shall be a minimum of five (5) off-street parking spaces and a maximum of twelve (12) off-street parking spaces, two of which shall be ADA accessible at the parking area near the entrance to the CSO clinic;
 2. The exterior lighting to include the lighting for the doors shall be consistent with the existing lighting on Condo B1; and
 3. The Applicant shall submit 3 full-size copies of the revised plan set to the Department of Planning and Development within 90 days of this approval.

ZBA Recommendation:

- a. Application of David & Janet Seredejko for property located at 569 Country Club Road (Assessor's Map R17, Lot 2C), 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 34 panel 11.39 kW ground-mounted solar photovoltaic system at this location.

The Board reached consensus that the proposed solar array is positioned too close to the backyard of the neighbor to the north and should be moved further away to allow room for screening shrubbery.

- MOTION:** Moved by Desorgher, seconded by Roberts, and voted 5:0 to forward a positive recommendation to the ZBA on the application of David & Janet Seredejko for property located at 569 Country Club Road (Assessor's Map R17, Lot 2C), 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 34 panel 11.39 kW ground-mounted solar photovoltaic system at this location with the recommendation that the installation of the system be moved ten (10) feet further from the property line and be screened with dense evergreen



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shrubbery at least four (4) feet in height when planted and at least seventy (70) feet in length.

Discussion Item:

The Board discussed the eight (8) proposed zoning amendments currently before the Town Council. Wedegartner brought to the Board's attention that 7 of these are the original amendments called "housekeeping" amendments. Based on a legal opinion from Town Counsel, the legal notice for these proposed amendments was re-written and re-posted in the Greenfield Recorder for a public hearing on April 20, 2017 at 7:00 p.m. Also, the term "housekeeping" for zoning amendments will no longer be used. The 8th zoning amendment is a proposed moratorium on recreational marijuana facilities proposed by the Town Council.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 5:0 to adjourn the Planning Board meeting at 9:37 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk
Greenfield Planning Board