



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 20, 2017

Department of Planning and Development
114 Main Street, Greenfield

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

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

ABSENT: Jamie Pottern

ALSO PRESENT: Mayor William Martin; Lane Kelly, Finance Director; Eric Twarog, Director of Planning and Development; Carole Collins, Director of Energy and Sustainability; and Aviva Luttrell of the Greenfield Recorder

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to approve the meeting minutes of April 6, 2017 as amended.

Public Hearing:

- a. 7:00 p.m.: Public Hearing on seven (8) proposed zoning amendments to the Zoning ordinance to include a moratorium on recreational marijuana facilities in Greenfield.

Wedegartner read the public hearing notice into the record and opened the public hearing up for public comment. No public comment.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to close the public hearing at 8:48 p.m.

Site Plan Review:

- a. Application of the Town of Greenfield for property located at 19 Olive Street (Assessor's Map 51, Lots 16, 20, 21, 22, & 23), which is located in the Central Commercial (CC) Zoning District, for site



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plan review and approval pursuant to Sections 200-4.7(B2) and 200-8.4 of the Zoning Ordinance in order to allow a two bay wide, five level, open municipal parking facility at this location.

The following project proponents were present: John Benzinger, Owner's Project Manager from Skanska; Tony Wonseski, project engineer from SVE Associates; Margo Jones, architect from Jones Whitsett Architects; and Wes Wilson from Desman Associates. Mr. Benzinger introduced the design team to the Board. Mr. Wilson presented the proposed layout of the parking garage to the Board. Mr. Wonseski reviewed the existing conditions, utility plan, and site plan with the Board. Wedegartner inquired on the proposed soil improvements. Mr. Wilson responded that due to the clay soil in this area, they have two options: 1) deep pilings, or 2) soil improvement to avoid deep foundations. They elected to move forward with soil improvements to stabilize the area in order to avoid the noise disruption that would result with using deep pilings. Ms. Jones reviewed the elevations of the parking garage with the Board. The parking garage will be solar PV ready but the installation of solar panels is not a part of this project. Ms. Jones discussed the bas reliefs and themes for way finding. Mr. Wonseski explained to the Board that a special permit from the ZBA under Section 200-5.3(E2) of the Zoning Ordinance is required due to the height exceeding fifty (50) feet in the CC District. Smith inquired whether an interior walkway will be provided. The project proponents responded no. Wedegartner inquired on whether the 8 proposed ADA spaces meets the ADA requirements. Director Twarog responded yes. Roberts inquired on whether additional ADA spaces could be provided near the elevator on the first level. Discussion ensued on either adding or moving two ADA spaces to that location. Touloumtzis inquired on the deduct alternate being considered. Mr. Benzinger responded that due to potential budget constraints, they may have to as a last resort remove the 5th level. The final budget will be determined/refined during the bidding process. Touloumtzis inquired on 5th level lighting. Mr. Wilson responded that LED lighting will be used to both save energy costs and to better direct the lighting. The lighting will be reduced in intensity when the garage isn't being used using motion sensors. Mayor Martin reviewed with the Board the parking spaces already committed in the garage. Wedegartner inquired on what level these reserved spaces will be located. Mayor Martin responded that this hasn't been determined yet. Desorgher inquired on the number of reserved spaces. Ms. Kelly responded about 45 with an additional 100-125 spaces reserved for permit parking. Wedegartner inquired on parking for the construction workers during construction. Mayor Martin responded that the Bendix property and/or the Wedgewood Gardens property will be used for that purpose with a shuttle for the workers. Smith inquired on the construction time frame. Mr. Benzinger responded about 12-13 months for construction. Smith inquired on the future expansion of the parking garage. Mr. Wilson responded that it is not their intention to design the parking garage for future expansion but that they could look into this. He stated that only about 10-15% of the time do parking garages get expanded upon when designed for expansion during construction. Touloumtzis inquired on interior bicycle parking. The project proponents responded that yes there will be a bicycle rack provided on the first level. Touloumtzis inquired on the submitted traffic study. The project proponents reviewed the traffic study with the Board. Touloumtzis inquired on potential queuing from the parking garage blocking transit center buses. The project proponents responded that they will have BETA Group look into this further. Wedegartner read review comments from the Inspector of Buildings, Town Engineer and Department of Planning and Development.



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MOTION: Moved by Touloumtzis, seconded by Smith, and voted 5:0 to approve the application of the Town of Greenfield for property located at 19 Olive Street (Assessor’s Map 51, Lots 16, 20, 21, 22, & 23), 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 a two bay wide, five level, open municipal parking facility at this location with the following conditions:

1. The Applicant shall seek a special permit from the Zoning Board of Appeals under Section 200-5.3(E2) of the Zoning ordinance to allow up to a twenty (20) percent variance of the fifty (50) foot height limitation in the CC District;
2. Two (2) of the eight (8) delineated ADA parking spaces shall be moved to the area near the elevator on the first level;
3. A bicycle rack shall be installed on the first level; and
4. The Applicant shall take another look at the traffic flows at the intersection of Bank Row and Olive Street to ensure that there isn’t a queuing issue that could potentially block bus access to and from the John W. Olver Transit Center.

ZBA Recommendation:

- a. Application of Charlie Fiechter/GTR Greenfield Millbrook Solar LLC for property located a 195 Mill Brook Road (Assessor’s Map R11, Lot 84), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C18), 200-7.15, 200-8.3 and 200-8.4 of the Zoning Ordinance in order to allow the installation of a 4,320 panel 1.468 MW ground-mounted solar photovoltaic system at this location.

The following project proponent was present: William Jordan, Jordan Energy. Mr. Jordan reviewed the project with the Board. A Power Purchase Agreement (PPA) has been agreed upon for the Town to purchase fifty (50) percent of the energy from this facility at a discounted rate. The other 50% will be purchased through community subscribers at a discounted rate. Mr. Jordan explained to the Board that they will be seeking two waivers from the requirements of Section 200-7.15 of the Zoning Ordinance. The first is a waiver request on the submission of a sound study from an acoustical engineer. Mr. Jordan stated that due to the remote location of the proposed facility, such a study is not necessary. He stated that the only noise produced by the facility will be from the 20 inverters. The second is a waiver request from the requirement to identify all existing trees 6” caliper or larger. Mr. Jordan stated that there will be a six foot fence around the facility and that the panels themselves will be about seven feet in height. Mowing throughout the installation will take place once per year.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Charlie Fiechter/GTR Greenfield Millbrook Solar LLC for property located a 195 Mill Brook Road (Assessor’s Map R11, Lot 84), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C18), 200-7.15, 200-8.3 and 200-8.4 of



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the Zoning Ordinance in order to allow the installation of a 4,320 panel 1.468 MW ground-mounted solar photovoltaic system at this location.

The Board had no issues with this request.

Adjournment:

MOTION: Moved by Moscaritolo, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 9:23 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development