



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 June 15, 2017

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:05 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 Recorder, Isaac Fleisher, Michael Luino, Tom Gorman, and Steven Cahill

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 3:0:2 (Smith and Roberts abstained) to approve the meeting minutes of June 1, 2017 as amended.

Site Plan Review:

- a. Application of 401 Liberty Street, LLC for property located at 298 Federal Street (Assessor's Map 95, Lot 1, Unit B2), 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 32 bed Residential Recovery Home Treatment Center at this location to be operated by Behavioral Health Network (BHN).

Presented by Attorney Isaac Fleisher & project manager Michael Luino. Provided several larger copies of Exhibit D. Said the largest shift would be 10 employees. When asked about visitors to the program, responded that they weren't sure. Reviewed parking; noted that there's ample parking on the overall site. Proponents acknowledged residents may have need to use bicycle transportation during the 5 months in the program when they can go into the community on their own. Agreeable to looking into bicycle parking. Perhaps on grassy area east of designated parking? Asked about landscaping for the overall site, said that they have updated plans for B3 & B2, will submit these to Twarog. Provision for snow removal from designated parking? Same as the other units: far west portion of the site. Can be bucketed over to that area. Said some windows will be blocked for privacy. Asked if they're using a historic tax credit, does that adhere to guidelines? Suggested could use frosted windows. Signage not specified; noted would usually be on site plan, should be submitted



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as an addendum. Twarog will decide if needs to come back to the PB. Lighting -- no specs provided; noted important not spill off-site, be downcast. Added that on a historic building is concern about aesthetics. Responded that lighting will be consistent throughout the project. Noted that there is to be a light at the northwest exit -- missing on the drawing. Noted that elevations provided only show existing conditions, not proposed. Would want to see appearance of features to be added: elevator, vestibule, and ramp. Proponents agreed to return on 6/21 with updated plans.

MOTION: Moved by Desorgher, seconded by Smith, and voted 5:0 to table the site plan review until June 21, 2017.

Discussion Item:

- a. Discussion of a potential zoning map amendment by the owner of 15 Arch Street.

Proponents: Tom Gorman & Steven Cahill, owners through an LLC. Hoping to put a single residence within the building, currently not allowed in GI zone. Told could try to change zoning or seek variance, but when Board read variance requirements did not seem an option. Rest of building would be workshops -- mostly for personal use, may rent out 20-30%. Adjacent zones are urban residential and semi-residential. Noted that "mixed residential/business uses" is allowed by SP in semi-residential, not allowed in urban residential. Could extend semi-residential to cover this property. Question raised if this would be considered spot zoning, other Board members assured would not. Board consensus indicated would support such a change; proponents advised to go through Director Twarog to get on agenda.

Board and Staff Reports:

Recommended changes to ADU ordinance language - Discussed rationale for the proposed changes. Noted that the EDC will have continued discussion on this issue. Question raised about potential benefit of limiting distance of detached from main house (as was raised by member of public during EDC discussion).

- Noted this was part of PB discussion during development of ordinance proposal;
- Suggested wouldn't want to lock process in by such a requirement -- lose flexibility;
- Noted that being so close to main house could in some circumstances have a worse impact on neighbor(s).

Agreed should put recommended additional language re waiver on PB agenda in July.

Adjournment:

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 8:48 p.m.



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Respectfully Submitted,

George Touloumtzis, Clerk
Greenfield Planning Board