



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 21, 2017

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:04 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; and Alternate David Moscaritolo

ABSENT: Alternate Charles Roberts

ALSO PRESENT: Diane Bromcachio of the Recorder

Site Plan Review:

- a. (Continued from June 15, 2017) 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).

The following project proponent was present: Attorney Isaac Fleisher. Attorney Isaac Fleisher presented updated enlarged site plan to the Board. Elevations for the proposed site improvements for Unit B2 were provided to the Board. On the south elevation, a few windows are shown as frosted for privacy reasons and a few are blocked per the Fire Code regulations. Bicycle racks have been added near the entrances to Units B2 and B3. An outdoor gathering area has been added to the grassy area to the east of Unit B2's designated parking area. Drainage to the subsurface detention system east of Unit B3 has been identified. Mr. Fleisher stated that the signage for Unit B2 has not yet been determined. Question of doorbell at the main entrance to Unit B2 for disability access was raised by the Board. The Board also questioned whether clear directions to the handicapped parking on the site are necessary to be ADA compliant. The Applicant requested that the Planning Board also approve Condo Unit A as they have a potential tenant. The Board hesitated to address this as there was not a specific submission for this and not on the agenda.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 (Wedegartner, Smith, Desorgher, and Touloumtzis seated) to approve the application of 401 Liberty Street,



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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).

- b. Application of Abercrombie Greenfield, LLC for property located at 56 Bank Row (Assessor's Map 51, Lot 65), which is located in the Central Commercial (CC) Zoning District, for site plan review and approval pursuant to Sections 200-4.7(B10) and 200-8.4 of the Zoning Ordinance in order to allow the renovation of the existing Abercrombie Building located at 56 Bank Row. Project site work to include the construction of a driveway, small parking lot, new sidewalks, and retaining wall.

The following project proponents were present: Bradley McCallum, property owner and developer; Jerry Guidera, developer; Tony Wonseski, Project Engineer from SVE Associates; Bob Provost, Mowry & Schmidt; John Lunt, Assistant to the Mayor on Marketing and Economic Development. Mr. Wonseski presented the project to the Board and stated that three (3) lots will be combined into one through the ANR Plan process. There has been an adjustment to the plan to put a reserved parking space in front of the building; a bump out on the west end of the crosswalk across Bank Row, and white lines downhill delineating travel lane for traffic calming. The project has been awarded both federal and state historic tax credits. Noted loss of green space which is somewhat mitigated by the addition of the park area on the parking garage site. Also noted that a more visible proximity to Energy Park. The Board inquired on drainage on the north side of the property. Mr. Wonseski responded that there are subsurface and surface drains to a catch basin. The intention is to have solar panels on site which may forgo the need for the propane tank.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the application of Abercrombie Greenfield, LLC for property located at 56 Bank Row (Assessor's Map 51, Lot 65), which is located in the Central Commercial (CC) Zoning District, for site plan review and approval pursuant to Sections 200-4.7(B10) and 200-8.4 of the Zoning Ordinance in order to allow the renovation of the existing Abercrombie Building located at 56 Bank Row. Project site work to include the construction of a driveway, small parking lot, new sidewalks, and retaining wall.

Action Item:

- a. Application of Joan D. Richardson for Approval Not Required (ANR) Plan endorsement for the creation of a new lot for property located at 416 Leyden Road.

The plan met the two criteria for approval.



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MOTION: Moved by Pottern, seconded by Smith, and voted 5:0 to approve the application of Joan D. Richardson for Approval Not Required (ANR) Plan endorsement for the creation of a new lot for property located at 416 Leyden Road.

MOTION: Moved by Smith, seconded by Pottern, and voted 5:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan on behalf of the Board.

Adjournment:

MOTION: Moved by Pottern, seconded by Wedegartner, and voted 5:0 to adjourn the Planning Board meeting at 8:50 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk
Greenfield Planning Board