



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)

GREENFIELD PLANNING BOARD
Minutes of July 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: Linda Smith, Acting-chair; Virginia Desorgher; Jamie Pottern; George Touloumtzis, Clerk; David Moscaritolo (arrived at 7:30 p.m.); and Alternate Charles Roberts

ALSO PRESENT: Aviva Luttrell of the Greenfield Recorder; Paul Gifford; Edward Nix; and Isaac Fleisher

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 3:0:1 (Pottern abstained) to approve the meeting minutes of June 21, 2017.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0 to approve the meeting minutes of June 21, 2017.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 3:0:1 (Pottern abstained) to approve the meeting minutes of July 6, 2017 as amended.

Site Plan Review:

- a. (Continued from July 6, 2017) Application of Edward Nix for property located at 46 Wells Street (Assessor's Map 58, Lot 11), which is located within the Central Commercial (CC) Zoning District, for site plan review and approval pursuant to Sections 200-4.7(B7), 200-4.7(B12) and 200-8.4 of the Zoning Ordinance in order to allow a mixed use development (business/residential) consisting of a small engine repair business and upper story apartment at this location.

Alternate Roberts was moved into a voting position. Also sitting: Smith, Desorgher, and Touloumtzis. The following project proponent was present: Edward Nix, Applicant, and Paul Gifford. Smith brought up bullet point #2 in Mark Snow's review comments to the Board (re: Section 200-7.10A. of the Zoning ordinance which states that all dwelling units shall be above the first-floor level). The four sitting members reached consensus that since the majority of the first level is above ground, that the proposed mixed use development at 46 Wells Street meets the intent of the



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Zoning Ordinance. Mr. Nix showed the Board a revised basement layout plan with separate work and storage areas. He also reported to the Board a revised Business plan in that his business would not be open to the public. He would pick up and deliver machines off-site, would run chainsaws off-site, and would keep hazardous materials off-site. Mr. Nix proposed adding a deck and stairs to the back of the building for egress. The Board discussed whether the required setback would be zero feet or 15 feet. The second egress would be to the south. Mr. Nix stated that it is his understanding that an easement isn't necessary if used only for emergency purposes. The Board reviewed the remaining items in mark Snow's review comments. Mr. Nix stated that he plans to use the additional space in the apartment level for studio/storage space. Smith read new comments from the Town Engineer as well as review comments from the Department of Planning and Development and the Health Department. Smith shared the proposal to extend the stockade fence across the northern access. Mr. Nix accepted this idea, though he said he had hoped to have a gate at that location for private use. Mr. Nix stated that the northernmost overhead door will be replaced with a residential scale access door.

- MOTION:** Moved by Desorgher, seconded by Touloumtzis, and voted 4:0 to approve the application of Edward Nix for property located at 46 Wells Street (Assessor's Map 58, Lot 11), which is located within the Central Commercial (CC) Zoning District, for site plan review and approval pursuant to Sections 200-4.7(B7), 200-4.7(B12) and 200-8.4 of the Zoning Ordinance in order to allow a mixed use development (business/residential) consisting of a small engine repair business and upper story apartment at this location with the following conditions:
1. All lighting shall be shielded and downcast;
 2. There shall be no open storage of raw materials, finished goods or equipment on the property;
 3. There shall be no dumpster on the property;
 4. There shall be a wooden stockade fence along the north, south, and east property lines;
 5. All building code standards must be met to meet the MA State Building Code;
 6. The deck and stairs for the egress at the back of the building shall meet the setback requirement of the Zoning ordinance;
 7. The Applicant shall submit an interior layout plan to the Department of Planning and Development showing the location of hazardous materials being stored within the building;
 8. The Applicant shall eliminate access to the northern driveway by extending the stockade fence across it;
 9. There shall be no running of small engines on-site;
 10. The Applicant shall revise the plan set to show all utility connections once approved by the Department of Public Works; and
 11. The Applicant shall submit three (3) full-size sets of the revised site plan set to the Department of Planning and Development within 30 days of approval to include the dimensions of all off-street parking spaces.



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- b. Application of 401 Liberty Street, LLC for property located at 298 Federal Street (Assessor's Map 95, Lot 1, Unit A), which is located in the Limited Commercial (LC) Zoning District, for site plan review and approval pursuant to Sections 200-4.8(B9) and 200-8.4 of the Zoning Ordinance in order to allow a Salvation Army Thrift Store at this location.

The following project proponent was present: Isaac Fleisher. Mr. Fleisher presented the site plan to the Board. He stated that the small wall being eliminated near the overhead door will give more space for emergency vehicles and truck turnaround. The Board inquired on the frequency of truck deliveries and size of the trucks. No response. Mr. Fleisher stated that the westernmost door will only be for employees and that the northernmost door will be used as an emergency exit. Public access will only be via the southernmost door, including bringing in individual donations. The Board discussed competition for the new parking area between the users of Condo Units B3 and A. The Board expressed concerns about pedestrian access for those who park south of Condo Unit B1. The Board discussed the idea of extending the sidewalk that loops west of Condo Unit B3 and dedicating with paint safe pedestrian crossing near the truck delivery area. The Board discussed the location of ADA parking spaces in the new parking area for Condo Unit A (safety issue of crosswalk near northern vehicle entrance and distance from ramp to building). The Board discussed the need for bicycle parking for Condo Unit A. The Board noted that the landscaping plan along Federal Street is unclear. Mr. Fleisher responded that the plan indicates bushes but that he is not fully informed about whether any existing trees would be retained.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to continue the site plan review to the August 3, 2017 meeting of the Planning Board. The Applicant shall provide a revised site plan showing clearer pedestrian access from other parking areas, truck turning radii, and landscaping proposed along Federal Street. The Applicant shall address the question of northbound traffic accessing the northern entrance as well as addressing safety concerns about the location of handicapped parking, and the addition of a bicycle rack for Condo Unit A.

ZBA Recommendation:

- a. Application of Raymond Dew for property located at 14 Little Avenue (Assessor's Map 3, Lot 10B), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C17) and 200-8.3 of the Zoning Ordinance for a kennel license in order to allow four (4) dogs at this location.

The Board had no issues with this request.

MOTION: Moved by Touloumtzis, seconded by Moscaritolo, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Raymond Dew for property located at 14 Little Avenue (Assessor's Map 3, Lot 10B), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to



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Sections 200-4.4(C17) and 200-8.3 of the Zoning Ordinance for a kennel license in order to allow four (4) dogs at this location.

Action Items:

a. Annual Reorganization

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0:1 (Smith abstained) to nominate Linda Smith as Chair of the Planning Board.

MOTION: Moved by Touloumtzis, seconded by Moscaritolo, and voted 5:0 to nominate George Touloumtzis as Vice-chair of the Planning Board.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 5:0 to nominate Jamie Pottern as Clerk of the Planning Board.

Smith stated that when she meets with Director Twarog, she would want another Board member present to increase knowledge and familiarity with the process.

Board and Staff Reports:

Smith asked for a volunteer of the Board to join the Franklin Regional Planning Board as Greenfield's representative. Moscaritolo volunteered.

Smith announced that the joint public hearing with the EDC on the proposed amendments to the Accessory Dwelling Unit Ordinance will be for September 12th.

Adjournment:

MOTION: Moved by Moscaritolo, seconded by Touloumtzis, and voted 5:0 to adjourn the Planning Board meeting at 10:37 p.m.

Respectfully Submitted,

George Touloumtzis, Clerk
Greenfield Planning Board