



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.

Allen, Jim (2019)
Desorgher, Virginia (2019)
Moscaritolo, David (2020)
Pottern, Jamie (2018)
Roberts, Charles (2020)
Smith, Linda (2019)
Touloumtzis, George (2018)

GREENFIELD PLANNING BOARD
Minutes of March 15, 2018

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:01 p.m.

PB MEMBERS PRESENT: Linda Smith, Chair; Jamie Pottern, Clerk; Virginia Desorgher; George Touloumtzis, Vice-chair; and Alternates Charles Roberts and Jim Allen

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Dan Desrochers of the Recorder; and members of the public

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Allen, and voted 3:2:0 (Touloumtzis and Roberts abstained) to approve the meeting minutes of March 1, 2018.

Site Plan Review:

- a. Application of Tom Sullivan, LLMT, LLC dba Planet Fitness, Greenfield, MA for property located at 259 Mohawk Trail (Assessor's Map R25, Lot 12), which is located within the General Commercial (GC) Zoning District, for site plan review and approval pursuant to Sections 200-4.9(B5) and 200-8.4 of the Zoning Ordinance in order to allow a build out of existing space between Staples and Dollar Tree. The space is approximately 19,500 square feet to be used for a new Planet Fitness center in Greenfield.

Tim Sullivan introduced himself and presented his project to the Board. Allen inquired on the former gym at the Home Depot Plaza and why it failed. Mr. Sullivan responded that it is easy to fail as a business and success depends on the people involved. Mr. Sullivan stated that he owns the Planet Fitness Club in Gardner and that it is very successful. He stated that the demographics of Greenfield and Gardner are very similar. Desorgher inquired on adequate parking for the new facility. Mr. Sullivan stated that he has no parking issues at his site in Gardner and anticipates that they will not have an issue with parking at the new facility. He stated that he has spoken with the landlords about the on-site parking and they also had no issues. Allen inquired about any retail sales of food, drinks, etc. at this facility. The project proponents responded that the facility will have pizza night on Mondays, bagel night on the second Tuesday of every month, and that they plan on selling drinks and pre-packaged food products like power bars. They will also have tanning beds. Smith stated that



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they will need permits from the Health Department in order to sell the pre-packaged food products and drinks and for the tanning bed(s) as well. Allen inquired on the nearest Planet Fitness facility to the west. Mr. Sullivan responded Pittsfield. Desorgher requested that a handicap push-button door opener be installed at the front entrance. Smith read review comments from the Fire Department, Inspector of Buildings, and the City Engineer. Touloumtzis inquired on the provision of bicycle parking. Mr. Sullivan responded that he would install a bicycle rack if his lease allows for it.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to approve application of Tom Sullivan, LLMT, LLC dba Planet Fitness, Greenfield, MA for property located at 259 Mohawk Trail (Assessor's Map R25, Lot 12), which is located within the General Commercial (GC) Zoning District, for site plan review and approval pursuant to Sections 200-4.9(B5) and 200-8.4 of the Zoning Ordinance in order to allow a build out of existing space between Staples and Dollar Tree. The space is approximately 19,500 square feet to be used for a new Planet Fitness center in Greenfield with the following conditions:

- 1) A bicycle rack shall be installed if the lease agreement allows for it; and
- 2) A handicap push-button door opener shall be installed at the front entryway.

b. Application of the City of Greenfield's Department of Public Works for property located at 209 Wells Street (Assessor's Map 74, Lot 74), which is located within the General Industry (GI) Zoning District, for site plan review and approval pursuant to Sections 200-4.9(B5) and 200-8.4 of the Zoning Ordinance in order to allow the construction of a new Department of Public Works administration building with associated site improvements at this location.

No representative from the Department of Public Works was in attendance. Director Twarog outlined the timeline for the construction and occupancy of the new building by the DPW and the importance of site plan approval to maintain the timeline. Director Twarog reviewed the project with the Board. The Board discussed the project.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to approve the Application of the City of Greenfield's Department of Public Works for property located at 209 Wells Street (Assessor's Map 74, Lot 74), which is located within the General Industry (GI) Zoning District, for site plan review and approval pursuant to Sections 200-4.9(B5) and 200-8.4 of the Zoning Ordinance in order to allow the construction of a new Department of Public Works administration building with associated site improvements at this location with the following conditions:

- 1) All lighting shall be downcast LED lighting;
- 2) A bicycle rack shall be provided on-site;
- 3) A handicap push-button door opener shall be installed for both the front and back door entryways;



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- 4) A Landscaping Plan shall be provided to and approved by the Planning Board;
- 5) A two (2) foot topo plan showing required features such as retaining walls shall be provided to the Planning Board;
- 6) Shrubbery shall be planted along the handicap ramp in the front; and
- 7) The Applicant shall provide 3 sets of the revised site plan to the Department of Planning and Development within 30 days of approval.

Action Items:

- a. Planning Board recommendation to the City Council on the potential sale of city owned land, specifically Parcel 93-48 (Lincoln Street).

The Board discussed the request.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the City Council on the potential sale of city owned land, specifically Parcel 93-48 (Lincoln Street).

Discussion Items:

- a. Proposed Zoning Amendment to replace existing Medical Marijuana Dispensaries Ordinance with a new ordinance dealing with all Registered Marijuana Establishments.

Smith reviewed the process and timeline with the Board. Director Twarog reviewed the draft ordinance with the Board. The Board discussed the following issues relative to the proposed ordinance:

- 1) Buffer distance, if any, from schools, daycare centers, parks, playgrounds, or youth centers;
- 2) Which districts retail establishments should be allowed and which districts cultivation should be allowed; and
- 3) Distance, if any, between registered marijuana establishments.

A revised draft ordinance will be prepared and forwarded to the Board for the April 5, 2018 meeting.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 9:15 p.m.



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Respectfully Submitted,
Eric Twarog, AICP
Director of Planning and Development