



William F. Martin
Mayor

City 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)
McMahan, Amy (2021)
Pottern, Jamie (2021)
Roberts, Charles (2020)
Smith, Linda (2019)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of August 2, 2018

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:03 p.m.

MEMBERS PRESENT: Linda Smith, Chair; Virginia Desorgher; George Touloumtzis, Vice-chair
Jamie Pottern, Clerk; Charles Roberts; and Alternate Amy McMahan

ABSENT: Alternate Jim Allen

ALSO PRESENT: Eric Twarog, Director of Planning and Development and members of the
public

Approval of Minutes:

MOTION: Moved by Roberts, seconded by Desorgher, and voted 4:0:1 (Touloumtzis abstained)
to approve the meeting minutes of July 5, 2018 as amended.

Public Hearings:

- a. **7:00 p.m.:** Application of Parmar Properties North, LLC for property located at 125 Mohawk Trail (Assessor's Map 46, Lot 21), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(B15), 200-5.3(E2), 200-6.5(B), 200-7.12 (Major Development Review), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 90-room, 4-story hotel with accessory retail uses with associated site improvements at this location. The Applicant is seeking an increase in the maximum height from 40 feet to 48 feet and seeking approval to allow parking within the required front yard setback.

Roll call vote: members sitting were Linda Smith, Chair; George Touloumtzis, Vice-Chair; Virginia Desorgher; Jamie Pottern, Clerk; and Charles Roberts. The following project proponents were present: Kishore Parmar and Laxman Parmar, Property Owners; Kelly Killen, PE from CHA; and Hazem Dani, EIT from CHA.

Smith opened the public hearing at 7:05 p.m. and read the public hearing notice into the record.



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- Smith Introduced the Board members sitting and asked the Applicant's team to introduce themselves and explain what they want to do, where they want to do it, and why.
- Killeen Presented the project to the Board. He stated that the project consists of three parcels of land to include 1 Wheeler Road, 18 Wheeler Road, and 125 Mohawk Trail. He stated that there will be approximately 3,500 square feet of meeting space at this hotel. They received an Order of Conditions from the Greenfield Conservation Commission and received a positive recommendation from the Greenfield Zoning Board of Appeals with recommendations, one of which is to replace some red maples with sugar maples on the Landscaping Plan. The project is subject to MEPA review due to the projected traffic numbers. They have made improvements to the stormwater drainage at the site so stormwater flows should not be an issue.
- Roberts Inquired on the building materials that will be used.
- Kishore Parmar Responded that it will be mostly stucco with some material boards used as well.
- Killeen Stated that the developer is in discussions with Umass Credit Union for the bank drive-thru office space. Additionally, there are three (3) proposed retail spaces and one drive-thru restaurant which will be a 20-seat Dunkin Donuts restaurant. The three retail space tenants are unknown at this time.
- Touloumtzis Inquired on why they are exceeding the required off-street parking by 19 spaces. He stated that the Board has been working to reduce impervious surfaces and asked if the project proponents would consider using permeable parking spaces for the excess parking.
- Killeen Responded that they had extra space after meeting the required off-street parking requirements and used the extra space for additional parking. He stated that they generally steer away from using permeable surfaces for parking due to the heavy maintenance requirements.
- Smith Inquired if the meeting space at the hotel will be available to the general public.
- Parmar Responded yes.
- Touloumtzis Inquired on the proposed locations of bicycle parking at the site. The impact statement states that bicycle parking will be provided but he could not locate it on the plans.



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- Killeen Reviewed the plans and acknowledged that the bicycle parking is not shown on the plans. He stated that they will add such parking to the plan set.
- Smith Inquired on the location and screening of the dumpsters.
- Killeen Pointed out the location of the proposed dumpsters to the Board and stated that they will be fenced in and screened.
- Roberts Suggested that the dumpster for the retail and restaurant uses be moved further east for aesthetic purposes.
- Killeen Reviewed with the Board why the dumpsters are located where they are to include being able to access them with a front-end loader. He stated that they could add additional landscaping around the dumpsters.
- Killeen Stated that the Wheeler Road access would only be used for emergency vehicle purposes and that it would be gated by whatever method the Board and Fire Department want. He further stated that the height of the proposed light poles is actually 12 feet, not 24 feet as stated at the ZBA meeting. The photometric plan shows no spillage of light onto neighboring properties. He pointed out one hot spot where there seems to be an issue with the program that created the photometric plan. He stated that they will look into this.
- Smith Inquired on whether there will be any building-mounted lighting.
- Parmar Stated that they may use building-mounted lighting to light the wall sign on the building but that it would be downcast lighting and not upward lighting. He further stated that they do not plan on installing a pylon sign as such signs are not as important in the age of new technology.
- Smith Inquired if they plan on putting advertising on the building as some hotels/motels do.
- Parmar Responded that they do not plan on putting any advertising on the building.
- Killeen Stated that they will be using way-finding signage on site to direct people to the proper areas.
- Touloumtzis Inquired on the increased traffic due to the proposed office, retail, and restaurant uses.



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Killeen Responded that they will be setting up a meeting with abutters to address traffic, privacy, and screening concerns.

Roberts Inquired if the proposed hotel and separate retail buildings could be combined into one larger building.

Parmar Responded that they looked into this and it would be cost prohibitive.

Smith opened the Public Hearing up for public comment at 7:53 p.m.

Daniel Hales, 17 Minor Street, Greenfield

Stated that the proposed 4-story height is an issue for him and suggests keeping the maximum height of 40 feet. He stated that the higher and sturdier the proposed fencing is the better for him in terms of aesthetics and screening. He would like fencing along the entire perimeter of the property. Expressed concerns about people letting their pets into his yard. Mr. Hale asked that if the fencing is 8 feet high and needs to be set back the height of the fence, then could they provide landscaping in front of the fencing.

Julie Page, 9 Minor Street, Greenfield

Ms. Page also expressed concerns about the fencing and privacy issues as well as the height of the building. Inquired on why the two points of ingress/egress on Minor Street couldn't be combined into one entryway.

Parmar Stated that this hotel will only be a partial pet-friendly hotel, mainly for service dogs which have to be allowed by law. Mr. Parmar responded yes to the landscaping in front of any fencing. He responded to the height issue by stating that only the parapet exceeds the maximum height of 40 feet.

Killeen Responded to the inquiry on one entryway from Minor street to the project by stating that they will be putting up wayfinding signage to direct people to the proper areas of the development.

Roberts Suggested a right turn only from the northern entryway on Minor Street.

Killeen Responded that MassDOT may not allow this. He reviewed the reason for the request to allow some off-street parking within the required front yard setback. He stated that there are an existing 45 spaces in the required front yard setback. They are proposing to eliminate 30 of these spaces with 15 remaining in the required front yard setback.

Smith Read review comments from the Town Engineer, Fire Department, and the Zoning Board of Appeals. Smith read the temporary waiver request of the full traffic study.



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MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 5:0 to approve the temporary waiver request of the full traffic study until such time as MassDOT approves a scope of work for the traffic study.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to continue the public hearing to September 6, 2018 at 7:00 p.m.

Action Items:

a. Annual Reorganization.

MOTION: Moved by Touloumtzis, 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 Desorgher, and voted 4:0:1 (Roberts abstained) to nominate Charles Roberts as Vice-Chair of the Planning Board.

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

Adjournment:

MOTION: Moved by Roberts, seconded by Touloumtzis, and voted 5:0 to adjourn the Planning Board meeting at 9:55 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development