



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 October 18, 2018

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:10 p.m.

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

ABSENT: Amy McMahan

ALSO PRESENT: Abutters – Jean McIntyre, Shira Hillel, Daniel Hales; Applicant's Team – Kishore Parmar, Kelly Killeen, Jeffrey Ferris and Tom Douglas

Smith moved Allen up as a voting member.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Roberts, and voted 4:0 (Pottern and Touloumtzis abstained as they were not present at the meeting) to approve the meeting minutes of September 6, 2018.

Public Hearings:

- a. **7:00 p.m. (Continued from September 6, 2018):** 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.

The Board took a roll call vote to continue the public hearing. All five board members were present. Allen will not be a voting member, but is welcome to be part of the discussion.



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)

Kelly Killeen, from CHA gave an update of the plans since the September 6th meeting. They will provide a six foot fence at the property line of the northern abutter two feet off the property line. More trees were added along the property line near the abutter. Three bike racks were added to the site.

Traffic considerations: The DOT had requested some additional information from the Traffic Study proposal. After the applicant met with the DOT and provided additional information, the DOT removed some of those requests. The DOT requested some changes to the traffic configuration that CHA had initially proposed. The DOT wants traffic entering the retail area from the west to turn onto Miner Street and then enter the first of the two proposed curb cuts onto the hotel site and come around to enter the retail site rather than from a new second lane on the Mohawk Trail. Board members expressed some concern about the length of a queue at Dunkin Donuts and about wayfinding, especially the left hand turn out of the site to go east on the Mohawk Trail, and the left hand turn from Miner St. to the Mohawk Trail. Killeen indicated that traffic concerns and recommendations will continue to be an interactive process.

The applicant chose to reduce the size of the meeting space from 3,400 s.f. to 2,650 s.f. to come into compliance with Greenfield parking requirements. They also added 8 additional parking spaces. There are now 173 spaces with 171 spaces required.

Tom Douglas from Tom Douglas Architects Inc. shared plans for the hotel. There was some confusion as to whether there were 93 rooms or 90 rooms. Mr. Parmar assured the Board there would be 90 rooms as stated on the plans. The height of the enclosed habitable space is 44 feet, 4 feet higher than Greenfield's ordinance. The decorative parapets will reach 53 feet, 8 inches, and they will conceal the HVAC units. Douglas also shared building materials as requested.

Jeffrey Ferris from Element presented information about the 2,390 s.f. UMASS Five credit union with a 24 hour ATM. Touloumtzis suggested adding a bike rack near the pedestrian entrance. The applicants agreed to the request. Killeen added that they will add a pedestrian walkway from the hotel to the retail spaces. Light intensity has been reduced. Pole height is 12 feet.

Public Comment:

Written comments from Julie Page were read by Desorgher. Daniel Hales expressed safety concerns about the second access/egress to the hotel on Miner Street even though the applicant has proposed putting up "No Right Turn" signs. He also expressed concerns about the changing nature of the neighborhood, light pollution, building height and privacy. Shira Hillel expressed concern about noise from construction for 16-18 months. She also said turning left onto Mohawk Trail from Miner is already very difficult and adding more traffic there will just make matters worse, and noted that



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)

people often resort to turning right, going around the rotary and then onto Mohawk trail east. Jean McIntyre also expressed concern about morning traffic at Miner and Mohawk Trail and also at Newton and Mohawk Trail as well as light and noise.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to close the public hearing at 8:04 p.m.

Deliberations by the Planning Board:

Smith reviewed items that the Board had requested more information of the applicant from the last meeting. Members do want a bike rack at the bank and the applicants agreed. Touloumtzis suggested the second bike rack at the retail site be moved to a more convenient spot.

The applicant stated that the dumpster will be screened with a 6 ft. fence, but they cannot plant trees there because of a utility easement there.

The Board noted that the parking was in compliance because of the reduction of event space to 2, 650 s.f.

Killeen confirmed that there will be a new and improved concrete sidewalk at Route 2A Mohawk Trail.

The Board indicated that they were OK with the 15 parking spaces within the front setbacks as this was a dramatic improvement from the existing number of spaces in the setback.

Touloumtzis suggested altering the curb somewhat to discourage right hand turns onto Miner, or adding rumble strip and lines.

Touloumtzis also asked if it would be possible to meet the 40' requirement in height. CHA felt they could not. They had already lowered ceiling height and needed the space between floors for duct work etc. Roberts felt that a 4-foot reduction won't significantly reduce the bulk of the building. DeSorgher and Roberts felt that the applicant has been accommodating in adding green space and landscaping. Pottern asked if the building could be feasible as a three story building. Mr. Parmar stated that the bottom line for the business would no longer work at that size.

At this point it was late into the evening. The Board decided to continue to November 1st at 7:00. The Board would like to be prepared to have a decision with conditions that evening. The Board would like to have more data from the DOT about the new configuration before the next meeting – perhaps consider an amendment to the traffic study. Jim Allen noted that the traffic study was done in August before school was in session and that vehicle and bus traffic associated with Newton



City of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

William F. Martin
Mayor

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)

School could be a factor. Roberts would also so like to consider the traffic and pedestrian circulation on the site.

ZBA Recommendation:

- a. Application of Sergio A. Nieves for property located at 113 Norwood Street (Assessor's Map 102, Lot 13), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-4.9(C24) and 200-8.3 of the Zoning Ordinance in order to allow an animal kennel for dog training purposes at this location.

The Board felt they did not have enough information to make a recommendation at this time.

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 5:0 to forward no recommendation to the ZBA on the application of Sergio A. Nieves for property located at 113 Norwood Street (Assessor's Map 102, Lot 13), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-4.9(C24) and 200-8.3 of the Zoning Ordinance in order to allow an animal kennel for dog training purposes at this location.

Action Items:

- a. Application of Denison Stowe for Approval Not Required (ANR) Plan endorsement for 7 and 191 Fairview Lane.

MOTION: Moved by Roberts, seconded by Pottern, and voted 3:0:2 (Desorgher and Touloumtzis abstained) to approve the application of Denison Stowe for Approval Not Required (ANR) Plan endorsement for 7 and 191 Fairview Lane.

MOTION: Moved by Roberts, seconded by Pottern, and voted 5:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 7 and 191 Fairview Lane on behalf of the full Planning Board.

- b. Application of Edward C. Muszynski for Approval Not Required (ANR) Plan endorsement for 166 S. Shelburne Road (Parcels R40-12 & R40-12A).

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to approve the application of Edward C. Muszynski for Approval Not Required (ANR) Plan endorsement for 166 S. Shelburne Road (Parcels R40-12 & R40-12A).



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)

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 166 S. Shelburne Road (Parcels R40-12 & R40-12A) on behalf of the full Planning Board.

c. Application of the Town of Greenfield for Approval Not Required (ANR) Plan endorsement for 180 Laurel Street (Parcel R41-2).

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to approve the application of the Town of Greenfield for Approval Not Required (ANR) Plan endorsement for 180 Laurel Street (Parcel R41-2).

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 180 Laurel Street (Parcel R41-2) on behalf of the full Planning Board.

d. Application of John Heikkila for Approval Not Required (ANR) Plan endorsement for 30 Factory Hollow Road (Parcel R05-18).

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to approve the application of John Heikkila for Approval Not Required (ANR) Plan endorsement for 30 Factory Hollow Road (Parcel R05-18).

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 30 Factory Hollow Road (Parcel R05-18) on behalf of the full Planning Board.

Adjournment:

MOTION: Moved by Roberts, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 10:20 p.m.

Respectfully Submitted,

Jamie Pottern, Clerk
Greenfield Planning Board