



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 November 15, 2018

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 5:30 p.m.

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

ABSENT: George Touloumtzis

ALSO PRESENT: Eric Twarog, Director of Planning and Development

Smith moved Allen up as a voting member.

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to approve the meeting minutes of October 18, 2018 as amended.

Site Plan Review:

- a. Application of RC Cubed, Inc. for property located at 75 Oak Hill Road (Assessor's Map R20, Lot 14), which is located within the General Industry (GI) Zoning District, for site plan review and approval pursuant to Sections 200-4.11(B20) and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 1.0 MW-AC/1.3 MW – DC large-scale, ground-mounted solar canopy with associated site improvements at this location.

The following project proponents were present: Tom Strunjo, Manager at RC Cubed; Venkaf Vanepalli, RC Cubed; and Susan Fiske, property owner of 75 Oak Hill Road. Vanepalli handed out a copy of their presentation to the Board members. This project is a dual-purpose project with both solar and agricultural uses. The agricultural use will be low lying crops under the solar panels. The solar panels that will be used will allow light to reach the underlying crops and there will be an irrigation system as well. The panel design also lets water reach the crops. Roberts inquired on the condition of the soil in the area of the proposed solar array. Mr. Strunjo responded that the top soil there was removed when the lumber business began operations. This top soil is still on site and will be put back in place for this project. UMass will be monitoring the agricultural use for this dual use



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project. Pottern inquired whether any land where the solar array will be installed is currently in Chapter 61. Ms. Fiske responded that all but about an acre is currently not in Chapter 61. The solar array will be about 3.7 acres in size with the total project area being about 5 acres in size. The proposed area for the solar array is currently part of the lumber business operation. Roberts inquired on the existing debris at the site. Mr. Strunjo responded that once the trees are trimmed or removed for the project, the whole area will be cleaned up including any debris. Allen inquired if any chemicals are used to clean the solar panels. Mr. Strunjo responded that no chemicals will be used and no herbicides will be used. The Board inquired on the lease structure for the project. Mr. Strunjo responded that it will be a 20-year lease with three 5-year options to renew. This project will fall under the MA SMART Program. There will be separate agreements for the solar use and the agricultural use. Pottern asked for clarification on the wording in the application materials on preserving the farmland. Mr. Strunjo responded that it was meant that since this will be a dual-use project, the underlying farmland will still be used instead of just the solar use. Roberts inquired on what surveying was done for the project as he could not determine setback from abutting properties. Mr. Strunjo responded that the required setbacks will be far exceeded (more than 100 feet). There will be a concrete pad put in place for the required equipment for the solar array which will be fenced. The Board clarified that the Applicant is seeking a waiver of documentation by an acoustical engineer of the noise levels projected to be generated by the installation. The Board granted the waiver.

MOTION: Moved by Roberts, seconded by Allen, and voted 5:0 to approve the application of RC Cubed, Inc. for property located at 75 Oak Hill Road (Assessor's Map R20, Lot 14), which is located within the General Industry (GI) Zoning District, for site plan review and approval pursuant to Sections 200-4.11(B20) and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 1.0 MW-AC/1.3 MW – DC large-scale, ground-mounted solar canopy with associated site improvements at this location.

Action Items:

- a. Planning Board deliberation on the 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 44 feet and seeking approval to allow parking within the required front yard setback.

Smith informed the Board that because George Touloumtzis is out sick, that the Board only had four (4) members to sit on the deliberation for 125 Mohawk Trail. Special permits require a supermajority of the Board to approve. The Applicant was given the option to proceed with only four members or



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to wait for the next meeting with five members. The Applicant elected to wait until a meeting with five members. Due to Board member schedules, it was agreed that the next meeting of the Board will be Thursday, December 6, 2018 at 7:00 p.m. at 114 Main Street.

Adjournment:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 6:14 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development