



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 December 6, 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.

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

ABSENT: Alternate Amy McMahan

ALSO PRESENT: Eric Twarog, Director of Planning and Development

Approval of Minutes:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:0:1 (Touloumtzis abstained) to approve the meeting minutes of November 15, 2018.

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.

The following project proponents were present: Kishore Parmar, Property Owner; and Kelly Killen, PE form CHA.

Smith inquired of the Board on any outstanding questions or issues from the Board other than traffic concerns. Allen asked why motorcycles were not considered in the traffic impact study and the site design. Director Twarog responded that typically, motorcycles utilize regular parking spaces when parking and that the traffic study counts all vehicles the same. Killen concurred. Killen reviewed the pedestrian circulation pattern from the hotel to the accessory retail, office, and restaurant uses for



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the Board. Roberts inquired on how the grade change in that area will be dealt with. Killeen responded that the grade issues would be dealt with during the construction drawing and construction phases of the project and would meet ADA requirements. Killeen reviewed traffic patterns relative to entry and exit driveways. Allen inquired if MassDOT has the final say on traffic mitigation. Killeen responded yes. Allen expressed concerns on traffic flows given the proposed drive-thru donut shop. The Board further discussed traffic flows in and around the site. Roberts asked for clarification on which tables in the revised traffic impact study that the Board should be considering relative to Level of Service (LOS). The Board was directed to Tables 8 and 9 in the revised traffic impact study. Touloumtzis pointed out that the LOS for left turns off Miner Street would be reduced. Smith inquired on where the applicant is relative to MassDOT review. Killeen responded that they are waiting on local approval before finalizing an access permit for the project. The Board inquired if the elimination of the proposed drive-thru donut shop would present a problem for the development moving forward. Parmar responded yes that it would present a problem. Touloumtzis inquired on whether the height of the parapet, which is unhabitable space, could be reduced in height. Parmar responded that it is their intent to reduce development costs, so they will reduce the height of the parapet as much as allowed by the hotel franchise, while maintaining adequate screening of roof top equipment.

MOTION: Moved by Desorgher, seconded by Roberts, and voted 5:0 to approve 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, office, and restaurant uses and associated site improvements, and to allow parking within the required front yard setback at this location with the following conditions:

1. The Applicant shall adhere to all provisions previously agreed to during the public hearing and Board deliberation process as specified in Exhibit A which is hereby made a part of this special permit decision;
2. The Applicant shall obtain approval from MassDOT for an access permit for the project and submit a copy of such approval to the Planning Board. In addition, the Applicant shall relay to MassDOT that all attempts be made through traffic mitigation to improve the Level of Service (LOS) for all intersections to level D or better as per Greenfield's Major Development Review regulations;
3. The Applicant shall combine the three parcels making up the development area into one lot per the Approval Not Required Plan endorsement process with the Planning Board within thirty (30) day of approval;



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4. **The Applicant shall file a copy of any Environmental Notification Form (ENF) and approval under MEPA to the Planning Board;**
5. **The maximum height of the habitable space of the hotel shall not exceed forty-four (44) feet;**
6. **All roof machinery shall be concealed by the roof parapet;**
7. **The Applicant shall reduce the height of the parapet as much as feasible and as allowed by the hotel franchise;**
8. **The Applicant shall install appropriate wayfinding signage and striping within the site to segregate the hotel use from the accessory retail, office, and restaurant uses;**
9. **The Applicant shall install handicap accessible push button doors for all non-automatic doorways; and**
10. **The Applicant shall submit three (3) full-size copies of the revised plan set to the Department of Planning and Development within thirty (30) days of approval.**

- b. Application of Scott J. & Christina M. Graves for Approval Not Required (ANR) Plan endorsement for 987 Bernardston Road.

Director Twarog reviewed the ANR Plan with the Board.

MOTION: Moved by Pottern, seconded by Roberts, and voted 5:0 to approve the application of Scott J. & Christina M. Graves for Approval Not Required (ANR) Plan endorsement for 987 Bernardston Road.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 987 Bernardston Road on behalf of the full Planning Board.

- c. Application of Waine E. Morse for Approval Not Required (ANR) Plan endorsement for 386 Mohawk Trail.

Director Twarog reviewed the ANR Plan with the Board.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to approve the application of Waine E. Morse for Approval Not Required (ANR) Plan endorsement for 386 Mohawk Trail.

MOTION: Moved by Roberts, seconded by Desorgher, and voted 5:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 386 Mohawk Trail on behalf of the full Planning Board.



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Adjournment:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 8:54 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development