



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 January 17, 2019

**Department of Planning and Development  
114 Main Street, Greenfield**

The meeting was called to order by the Planning Board Chairperson at 7:00 p.m.

**MEMBERS PRESENT:** Linda Smith, Chair; George Touloumtzis; Charles Roberts, Vice-chair; and Alternate Jim Allen

**ABSENT:** Virginia Desorgher; Jamie Pottern, Clerk; and Alternate Amy McMahan

**ALSO PRESENT:** April Hawman, Herbology Group; Kate Crowther, Herbology Group; Eric Lane, Hayes Engineering; Phil Silverman, Vicene Sederberg; Jon Lowe, 0 Woodard Road; Joe Mattei, Architect for 0 Woodard Road; and Kevin J. O'Neil for the 86-88/90 High Street ANR Plan

Approval of Minutes:

**MOTION:** Moved by Touloumtzis, seconded by Roberts, and voted 4:0 to approve the meeting minutes of December 20, 2018.

Site Plan Review:

- a. Application of Woodard Road Realty, LLC for property located at 0 Woodard Road (Assessor's Map 46, Lot 18), which is located within the General Commercial (GC) Zoning District, for site plan review and approval pursuant to Sections 200-4.9(B7) and 200-8.4 of the Zoning Ordinance in order to allow the conversion of an existing barn into a retail establishment for antiques and books; to allow an existing 660 square foot single family dwelling to be moved on-site to serve as an accessory structure as offices for the retail establishment; to allow the existing 424 square foot structure to remain on site as an accessory structure for storage; and associated site improvements at this location.

Jon Lowe reviewed the proposed project with the Board. He stated that he will be removing the existing trailers on the property. He stated that he will be adding three (3) security lights to the north side of the existing barn which will be shielded and downcast. There will be an accessible parking loading area. Touloumtzis read review comments into the record from the Department of Public Works, Department of Planning and Development, and the Fire Chief who had no issues or comments. The Board discussed the project and potential conditions of approval.



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**MOTION:** Moved by Roberts, seconded by Touloumtzis, and voted 4:0 to approve the application of Woodard Road Realty, LLC for property located at 0 Woodard Road (Assessor's Map 46, Lot 18), which is located within the General Commercial (GC) Zoning District, for site plan review and approval pursuant to Sections 200-4.9(B7) and 200-8.4 of the Zoning Ordinance in order to allow the conversion of an existing barn into a retail establishment for antiques and books; to allow an existing 660 square foot single family dwelling to be moved on-site to serve as an accessory structure as offices for the retail establishment; to allow the existing 424 square foot structure to remain on site as an accessory structure for storage; and associated site improvements at this location with the following conditions:

- 1) The Applicant shall follow all recommendation of the Department of Public Works as stated in their December 6, 2018 review memo which are summarized as follows:
  - The Applicant shall obtain the following permits from the DPW: 1) Access Permit, 2) Excavation/Trench Permit, 3) Disconnect Water Permit, 4) Non-residential Sewer Connection Permit, and 5) Non-residential Water Connection Permit plus tapping fee for services 2" and under;
  - The Applicant shall provide wheel stops for all proposed parking spaces;
  - The Applicant shall establish a swale along the western side of the property in order to capture and retain on-site any stormwater run-off; and
  - The sewer service shall be 4-inch Schedule 35 PVC pipe.
- 2) The Applicant shall revise the site plan to show a snow storage area to the southwest corner of the site;
- 3) The Applicant shall move the handicap parking space to the south side of the parking area;
- 4) The Applicant shall add a "No Parking" sign at the accessible space loading area;
- 5) All exterior lighting shall be shielded and downcast;
- 6) A maximum of three (3) exterior security lights shall be allowed on the north side of the existing barn; and
- 7) 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.

ZBA Recommendations:

- a. Application of Herbology Group, Inc. for property located at 8 Woodard Road (Assessor's Map 45, Lot 10), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of Marijuana Retailer and a Registered Marijuana Dispensary (RMD) at this location. Phil Silverman introduced the team to the Board and presented the project to the Board. Eric Lane then presented the project to the Board. There are 19 proposed off-street parking spaces with 15



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spaces required under the Zoning Ordinance. Roberts inquired on traffic loads for the proposed marijuana establishment. Mr. Silverman responded that as time goes by and more marijuana establishments are licensed by the CCC, traffic will drop off. Mr. Silverman stated that he has spoken with the Police Chief and will be seeking a sign-off on the proposed security systems for the site from him. Touloumtzis expressed concerns about the potential traffic load to the site and area due to the recently approved 90-room hotel development. Smith inquired on hours of operation. Mr. Silverman responded 8:00 a.m. to 8:00 p.m. Mr. Silverman reviewed the building layout and security measures with the Board. Touloumtzis asked about the proposed fencing and suggested looking at alternatives to chain link fencing. Touloumtzis suggested looking at moving security access to the north side of the building. Smith inquired about signage for the project. Mr. Silverman responded that signage will comply with both CCC regulations and the Greenfield Zoning Ordinance. Touloumtzis asked about the 8 foot vs. 9 foot parking spaces. DPW design requirements for off-street parking spaces require 9' x 18' spaces. Touloumtzis asked about including a bicycle rack near the building.

- MOTION:** Moved by Touloumtzis, seconded by Allen, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Herbology Group, Inc. for property located at 8 Woodard Road (Assessor's Map 45, Lot 10), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of Marijuana Retailer and a Registered Marijuana Dispensary (RMD) at this location with the following recommendation:
- 1) That the Applicant review the traffic impact study recently completed for the newly approved hotel/retail development at 125 Mohawk Trail particularly looking at the traffic impacts to Miner Street. The Applicant should notify MassDOT of the project at 8 Woodard Road so that their review of an access permit for 125 Mohawk Trail can factor in the development at 8 Woodard Road.

Action Items:

- a. Application of Kevin J. O'Neil for Approval Not Required (ANR) Plan endorsement for 88 High Street.

**MOTION:** Moved by Touloumtzis, seconded by Roberts, and voted 4:0 to approve the application of Kevin J. O'Neil for Approval Not Required (ANR) Plan endorsement for 88 High Street.

**MOTION:** Moved by Touloumtzis, seconded by Roberts, and voted 4:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 88 High Street on behalf of the full Planning Board.

- b. Application of Susan E. Peck & David Peck for Approval Not Required (ANR) Plan endorsement for 741 Bernardston Road.



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**MOTION:** Moved by Touloumtzis, seconded by Allen, and voted 4:0 to approve the application of Susan E. Peck & David Peck for Approval Not Required (ANR) Plan endorsement for 741 Bernardston Road.

**MOTION:** Moved by Touloumtzis, seconded by Roberts, and voted 4:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 741 Bernardston Road on behalf of the full Planning Board.

Adjournment:

**MOTION:** Moved by Touloumtzis, seconded by Allen, and voted 4:0 to adjourn the Planning Board meeting at 8:44 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development