



William F. Martin
Mayor

City of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@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
JOINT PUBLIC HEARING WITH THE ECONOMIC DEVELOPMENT
COMMITTEE
Minutes of March 12, 2019**

**Greenfield High School Auditorium
21 Barr Avenue**

Chairperson Stempel called the meeting to order at 6:01 p.m.

CHAIRPERSON STATEMENT OF EDC: This meeting is being recorded by the Economic Development Committee. If any other persons present were doing the same they must notify the chairperson at this time. It was noted the EDC and Chris Collins from the Recorder were audio recording and GCTV-15 was video recording.

Chairperson Stempel took roll call for Economic Development Committee:

EDC MEMBERS PRESENT: Councilors Stempel, Ricketts, Dolan, Pyfrom and Berson.

EDC MEMBERS ABSENT: None

Chairperson Linda Smith called meeting for Planning Board open at 6:05 p.m. and took roll call for the Planning Board:

PB MEMBERS PRESENT: Linda Smith, Chair; George Touloumtzis; Charles Roberts, Vice-chair; and Alternate Amy McMahan

PB MEMBERS ABSENT: Alternate James Allen

ALSO PRESENT: Mayor William Martin; Council President Karen Renaud; Councilor Verne Sund; Councilor Otis Wheeler; Councilor Sheila Gilmour; Councilor Isaac Mass; Chris Collins, *the Recorder*; GCTV staff.

CHAIRPERSON STATEMENT OF PLANNING BOARD: This meeting is being recorded. If any other persons present were doing the same they must notify the chairperson at this time. It was noted the Planning Board and Chris Collins from the Recorder were audio recording and GCTV-15 was video recording.

Chairperson Linda Smith made the following announcements:

- Due to an error in the Public Hearing Notice that was published the Planning Board will hold their deliberations on Monday, March 18th, 2019, at 7:00 pm at the John Zon Community Center.
- Each member of the public who wish to speak will be given two (2) minutes.



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- The audience would refrain from any reaction or applause after each speaker.
- Anyone who was disruptive will be removed by the officer assigned for the public hearing.

PUBLIC HEARING Chairperson Stempel opened the Public Hearing at 6:09 pm and read the following Public Hearing notice:

PUBLIC HEARING NOTICE

The Greenfield Town Council Economic Development Committee and Planning Board will hold a joint public hearing on Tuesday, March 12, 2019, beginning at 6:00 p.m., at the Greenfield High School Cafeteria, 21 Barr Ave., to consider the following proposed amendments to the Greenfield Zoning Ordinance:

- By amending ~ 200-4.16. Corridor Overlay District (CO). by:
Striking A(1) in its entirety and replacing with:
(1) French King Highway/High Street Corridor. Overlay District shall apply to the following roadway corridors: (1) land extending from the intersection of Clark St. and High St. along High street south to Smith St. and (2) The land east of The French King Highway and north of Canada Hill Rd to the junction of French King Highway and Route 2.
- ~ 200-7.12. Major Development Review. by:
In Section B(1)
replacing “on thousand (1000)” with “three thousand (3,000)” and replacing “five hundred (500)” with “one thousand five hundred (1,500)”; and
In Section B(4)
Replacing “one hundred thousand (100,000)” with “one hundred fifty thousand (150,000) and “fifteen thousand (15,000)” with “thirty-five thousand (35,000) and “forty thousand (40,000)” with “seventy-five thousand (75,000)”; and
Deleting Section B(5) in its entirety; and
In Section C
Striking (1) and (2) in their entirety and replacing with “(1) The SPGA shall be the Zoning Board of Appeals”; and
In Section E
Striking “adversely impact” and replace with “create a materially adverse impact on”; and
In Section F
Adding prior to the words “Upon the review of the project” the following language:
“Notwithstanding, the provisions of MGL c. 40A, all decisions of the SPGA shall be made within 210 days from the initial date of application. The failure to issue a decision within 210 days shall result in the granting of the special permit as presented and a constructive grant shall be issued in accordance with the provisions of MGL 40A.”
The provisions of this regulation shall be severable. Should any section or provision of this regulation be held to be invalid or unenforceable for any reason, this shall not affect the validity or enforceability of any other section or provision of this regulation and this regulation, exclusive



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of the invalid or unenforceable section or provision, shall to the full extent consistent with law remain in full force and affect.

And further amend the table of contents and index of the code, and further that nonsubstantive changes to the numbering of the ordinance be permitted in order that it follow the numbering format of the code of the town of Greenfield.

- Amend the Zoning Map, incorporated into the Greenfield Zoning Ordinance by Sec. 200-3.2, changing the underlying District of the Corridor Overlay District defined in Sec. 200-4.16(A) of this ordinance from General Commercial General Industry.

The Town Council may consider the same on Wed., March 20, 2019, at 7:00 p.m. at John Zon Community Ctr School, 21 Barr Avenue, Greenfield, MA 01301. Materials can be obtained from the Town Clerk's Office, 14 Court Sq. from 8:30 a.m.-5:00 p.m., Mon. - Fri. or phone 413-772-1555, xt. 6163 or at the Department of Planning and Development at 114 Main St. from 8:30 a.m.-5:00 p.m., Mon. - Fri. or phone at 413-772-1549.

Respectfully submitted,
Ashley Stempel, Economic Development Committee Chairperson
Linda Smith, Planning Board Chairperson

The following members of the public spoke:

- Joan Milnes, 42 Silver Crest Lane, spoke in favor of the zoning changes.
- David Brule, 43 Riddell St., Chairman of the Nolumbeka Project, spoke to his support of the New Library. He was opposed to the zoning amendments.
- Joe Graveline, 67 Route 10 W, Northfield, spoke to his support of the New Library. He opposed the zoning amendments.
- Garrett Connelly, 84 Congress St., spoke to a ballot that he will display on the internet regarding the New Library and the zoning changes.
- John Bednarski, 105 Franklin St., supported the zoning changes.
- Amy Clarke, 39 Madison Circle, thanked Councilors and Planning Board Members for holding the Public Hearing. She urged Councilors to support Councilor Stempel's zoning amendment and the New Library.
- David Demold, 60 4th St., Montague, opposed the zoning changes.
- Nathaniel Hussey, 114 Birch St., spoke to proposed development within the French King Highway.
- Caitlin McKenna, 189 Chapman St., spoke in support of the New Library. She had concerns with the zoning changes.
- Elissa Small, 44 James St., supported the New Library. She had reservations in regards to the zoning changes.
- Thomas Lark, 85 Sanderson St., supported the New Library and opposed the zoning changes.
- Douglas Sky Wight, 237 Conway St., spoke to support of a New Library and had concerns in regards to the zoning changes.



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- Emma Morgan, 50 Solar Way, spoke in opposition to the zoning changes. She supported the New Library.
- Edward Berlin, 20 Orchard St., spoke in support of the zoning changes as a compromise for the New Library.
- Jasper Lapienski, Washington St., spoke to supporting local businesses.
- Sarah Lark, 85 Sanderson St., spoke to support of a New Library. She supported local businesses.
- Laura Towne, 69 Franklin St., spoke to support of a New Library and development of new businesses.
- Isaac Mass, 248 Green River Rd., spoke to the benefits of the zoning changes on French King Highway.
- Verne Sund, 81 Barton Rd., spoke in support of the zoning changes.
- Nancy Conant, 22 Walnut St., raised concerns regarding a New Library and the zone changes.
- Fern Smith, 24 Vernon St., spoke to the support of the zoning changes and the New Library.
- Laura Siersema, 27 Abbott St., spoke to the lack of due process and need to rush the zoning changes.
- JJ White, 708 Colrain Rd., spoke in opposition to the zoning changes.
- Celine Nader, 105 Hastings St., spoke in support of the New Library. She had concerns with the zoning changes.
- Jack Anderson, 79 Colrain, spoke in support of the zoning changes.
- Janet Tolg, 12 Walnut St., spoke in support of a New Library.
- Emma Morgan, 50 Solar Way, continued her support for a New Library.

MOTION: On a motion by Councilor Stempel, it was unanimously,
VOTED: TO CLOSE THE EDC PUBLIC HEARING ON THE PROPOSED ZONING AMENDMENTS AT 7:16 PM.

MOTION: On a motion by Planning Board member Pottern, second by Planning Board member Roberts, it was unanimously

VOTED: TO CLOSE THE PLANNING BOARD PUBLIC HEARING ON THE PROPOSED ZONING AMENDMENTS AT 7:17 PM.

Planning Board Chairperson Linda Smith repeated her previous announcement that the Planning Board will hold their deliberations on Monday, March 18, 2019, at 7:00 p.m., at the John Zon Community Center.

Chairperson Stempel will take a short recess to allow the Planning Board to adjourn their meeting.

Adjournment:



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MOTION: Moved by Roberts, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 7:18 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development