



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 Minutes of March 18, 2019

**John Zon Community Center
35 Pleasant Street, Greenfield**

The meeting was called to order by the Planning Board Chairperson at 7:02 p.m.

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

ALSO PRESENT: Eric Twarog, Director of Planning and Development; and members of the public.

Action Items:

- a. Planning Board deliberation on the proposed Zoning Amendments to the French King/Corridor Overlay District, Major Development Review Ordinance, and Zoning Map amendment to change the underlying zoning of the French King/Corridor Overlay District from General Commercial (CG) to General Industry (GI).

Smith reviewed the ground rules for the meeting with the Board and audience. The Board reached consensus to vote separately on the three (3) proposed amendments. Smith read proposed Amendment #1 into the record. Smith read the purpose statement of the Corridor Overlay District and stated that the issue is that the following uses are currently prohibited within the Corridor Overlay District: gas stations, drive-in restaurants, take out restaurants, and drive-thru restaurants.

Charles Roberts

Doesn't support the proposed amendment. Read from a prepared written statement which is hereby made a part of these meeting minutes.

Virginia Desorgher

Supports the proposed amendment. Read from a prepared written statement which is hereby made a part of these meeting minutes.

Jamie Pottern

Doesn't support the proposed amendment. Stated that the Nolumbeka Project property within the Corridor Overlay District is deed restricted from development. Stated that both the 2014 Sustainable Master Plan and the 2012 Open Space and Recreation Plan recommend preserving the ridgeline and



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much of the land within the Corridor Overlay District. The Corridor Overlay District should stand as it currently is until a thoughtful planning process can be done.

George Touloumtzis

Doesn't support the proposed amendment. Read from a prepared written statement which is hereby made a part of these meeting minutes.

Jim Allen

Supports the proposed amendment. Stated that he has been on the Planning Board for about 12 of the last 15 years and has lived in Greenfield for the past 55 years. Stated that he believes that Greenfield is currently in a phase of stagnation and so he supports growth in general and the proposed amendment in particular.

Amy McMahan

Doesn't support the proposed amendment. Stated that she has driven through the Corridor Overlay District many times and wouldn't call it a scenic corridor and wanted to state this publicly.

Linda Smith

Doesn't support the proposed amendment. Stated that she did a site visit to the retail options in the Athol/Orange area as mentioned by residents during the public hearing. Doesn't believe that Greenfield is a direct comparison to these communities. Their downtowns have many vacancies and underutilized buildings compared to Greenfield. Gave her reasons why she believes that the Corridor Overlay District isn't currently developed to include the current appeal of the approved retail store and that Greenfield doesn't have many large parcels left available for development. Stated that the approved retail store currently under appeal is a better project because of the MDR regulations and the design guidelines of the District.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 4:1 (Desorgher voted against) to forward a negative recommendation to the City Council on the proposed amendment to revise the existing area of the Corridor Overlay District (Section 200-4.16 of the Greenfield Zoning Ordinance).

Smith read proposed Amendment #2 into the record. Smith read the purpose statement of the Major Development Review ordinance and clarified what the numbers proposed to be changed represent.

Virginia Desorgher

Suggested that the Board vote on Amendment #2 at one time.

Charles Roberts

Doesn't support the proposed amendment. Stated that there are 4 basic sections proposed to be amended and suggested discussing these 4 sections. Read from a prepared written statement which is hereby made a part of these meeting minutes.



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Jim Allen

Doesn't support the proposed amendment. Stated that he believes that the existing thresholds should not be more than doubled.

George Touloumtzis

Doesn't support the proposed amendment. Concurs with Jim Allen on not raising the thresholds to more than double the existing numbers. Stated that since 2009 6 MDR projects have been approved with no denials. He believes that the current process and thresholds works. Against eliminating expansion thresholds. Against the 210 day language. Against changing the SPGA from Planning Board for by-right uses to the ZBA for all uses. Doesn't understand the given rationale of "separation of powers."

Linda Smith

Doesn't support the proposed amendment. Brought out the issue of M.G.L. Chapter 41, Section 81K-81GG giving planning boards the review authority on subdivision. Director Twarog concurred that the proposed amendment changing the SPGA from Planning Board for by-right uses to the ZBA for all uses cannot move forward as presented.

MOTION: Moved by Pottern, seconded by Roberts, and voted 4:1 (Desorgher voted against) to forward a negative recommendation to the City Council on the proposed amendments to revise the Major Development Review ordinance (Section 200-7.12 of the Greenfield Zoning Ordinance).

Smith read proposed Amendment #3 (Zoning Map amendment) into the record.

Virginia Desorgher

Doesn't support the proposed amendment. Stated that light industrial is currently allowed within the GC District by special permit. Stated that the Board is currently working on amending the use schedule of the Zoning Ordinance.

George Touloumtzis

Doesn't support the proposed amendment. Concurs with Desorgher. Believes that the Planning Board owes the City Council the proper dialogue and consideration on the proposed zoning amendments.

Charles Roberts

Doesn't support the proposed amendment. Read from a prepared written statement which is hereby made a part of these meeting minutes.

Linda Smith



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Doesn't support the proposed amendment. Appreciates the proposal submitted by Councilor Stempel to start a needed discussion on the issue. Highly recommends that a joint committee be formed of members of the Planning Board, City Council, ZBA and others to study the issue further.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 5:0 to forward a negative recommendation to the City Council on the proposed Zoning Map amendment to change the underlying district of the Corridor Overlay District from General Commercial (GC) to General Industrial (GI).

Smith read excerpts from the 2014 Sustainable Master Plan relative to the Library. The current national standard for a library for a community the size of Greenfield is 32,000 square feet. The current library is 11,000 square feet in size. Smith expressed her support for the new library.

Desorgher thanked the Board members for their hard work. Desorgher expressed her support for the new library.

Touloumtzis expressed his support for the new library and acknowledged ADA access issues at the current library.

Roberts stated that zoning is flexible and can change over time but that the current opportunity for a new library with a state grant is a once in a generation opportunity.

Pottern thanked the public for attending these meetings. Pottern expressed her support for the new library.

Touloumtzis summarized the Annual CPTC training conference and the courses he took to show the types of tools that planning board members have available to do their jobs.

The Board reached consensus to cancel the March 21, 2019 meeting of the Planning Board.

Adjournment:

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 8:41 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development