



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 April 4, 2019

John Zon Community Center 35 Pleasant Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 7:04 p.m.

MEMBERS PRESENT: Virginia Desorgher; Clerk; George Touloumtzis; Charles Roberts, Vice-chair; and Alternate Jim Allen

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

ABSENT: Linda Smith, Chair; Jamie Pottern; and Alternate Amy McMahan

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to approve the meeting minutes of February 7, 2019.

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 3:0:1 (Desorgher abstained) to approve the meeting minutes of February 28, 2019.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 3:0:1 (Allen abstained) to approve the meeting minutes of March 12, 2019.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to approve the meeting minutes of March 18, 2019.

ZBA Recommendations:

- a. Application of Chuck's Sign Company for property located at 102 Main Street (Assessor's Map 58, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a building mounted wall sign that exceeds the maximum square footage requirements of the Zoning Ordinance at this location.

Roberts asked if a representative was present. Director Twarog responded that the Applicant was not invited to attend the meeting due to the minor nature of the special permit request. Allen stated that



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the proposed sign looks good. Touloumtzis agreed with Allen. Desorgher agreed that the proposed sign looks good and stated that other signs in the Central Commercial Zoning District have been approved for increased signage. Roberts pointed out that the proposed wall signs have two different fonts and asked the Board's opinion on two different fonts for the proposed signage. The Board had no concerns on the two different fonts but suggested that the ZBA seek clarification and rationale for the two different fonts.

MOTION: Moved by Touloumtzis, seconded by Allen, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Chuck's Sign Company for property located at 102 Main Street (Assessor's Map 58, Lot 2), which is located in the Central Commercial (CC) Zoning District, for a Special Permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow the installation of a building mounted wall sign that exceeds the maximum square footage requirements of the Zoning Ordinance at this location. The Board suggests that the ZBA seek clarification and rationale on the two different fonts proposed for the two wall signs.

- b. Application of Toro Verde (Massachusetts) II, Inc. for property located at 51 Davis Street (Assessor's Map 57, Lot 68), which is located in the Central Commercial (CC) 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 a Marijuana Retail Establishment at this location. This application also requires a finding under Section 200-6.1(C) of the Zoning Ordinance for a change in use for an existing nonconforming property due to insufficient open space on the property.

The following project proponents were present: Attorney Richard Evans; Chris Chamberlain, Berkshire Design Group; Blake Gilmore, Security Consultant; Kevin O'Neil, Owner of the property; Peter Davies, Real Estate Broker, Mark Abramson, Real Estate Broker; and William Beetz, President of ToroVerde Mass.

Attorney Evans presented the proposed project to the Board. Chris Chamberlain reviewed the plan set with the Board to include the Neighborhood Plan showing the 250, 300, and 500 foot buffers to the subject property; the site plan; interior layout; and building elevations. No K-12 public or private schools fall within the 250 or 500 foot buffers and no houses of worship are within the 300 foot buffer for notification purposes. No exterior changes are proposed for the existing building except a new sign meeting zoning and CCC regulations. The property doesn't currently meet the open space requirement of 15% within the Central Commercial (CC) District; it is currently at 0%. 16 existing off-street parking spaces will be dedicated for public parking and 3 spaces will be dedicated for employees for a total of 19 spaces for the proposed retail facility. The existing office building has about 7,000 square feet of floor area. 4,200 square feet will be dedicated for ToroVerde. Per Police Chief Robert Haigh's request, a fence will be added around the loading area. New restrooms will be added in the interior space for ToroVerde which will be ADA compliant. Attorney Evans reviewed the approval criteria under Sections 200-7.18; 200-8.3; and 200-8.4 of the Zoning Ordinance with the



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Board. Allen inquired on the number of days per week that the retail establishment will be open. Attorney Evan responded likely 7 days per week with reduced hours on Sunday. Trash will be kept locked inside the building until pickup. Allen inquired on sell-by dates for edibles and disposal of products that have expired. Chamberlain responded that such expired products would be disposed of as per CCC regulations. Chamberlain discuss potential traffic concerns and stated that the facility would hire police officers on day 1 to control traffic flow and to deal with traffic issues. Such officers would be on hand until the Police Chief deems that they are no longer necessary. The project proponents stated that they anticipate that in the long-run, traffic concerns would diminish. Attorney Evans reviewed the purpose statements from the Zoning Ordinance and read from sections of the 2001 Master Plan, 2003 Downtown Master Plan, and the 2014 Sustainable Master Plan. Desorgher clarified that the main entrance is on Davis Street and asked if the 2 handicap spaces could be moved closer to the main entrance. Discussion ensued around this request. The project proponents agreed to look into moving the handicap spaces. Roberts asked of the two handicap spaces are dedicated to ToroVerde. Project proponents responded no, they are general spaces. The Board discussed options for an additional handicap parking space. Roberts clarified that under the exiting parking layout, a handicap patron would have to navigate through the parking area to get to the entrance. The project proponents responded yes but that will look into adding an additional handicap space. Chamberlain continued with the presentation of the interior layout. There will be no elevation changes within the building, the interior will be ADA compliant. The vestibule area will have staff present that will be able to assist handicap patrons. Also the security cameras will assist staff on helping patrons that need assistance. Allen inquired on any required ramps and on the restrooms. The project proponents responded that no ramps are required and that the restrooms will be ADA compliant. Roberts suggested that the layout for egress access and deliverables be expanded upon for ZBA clarity. Roberts inquired on the notes for the building elevations and whether the awnings shown exist now. Owner Kevin O'Neil responded yes. Touloumtzis inquired on any bicycle parking for the retail facility as recommended in the Master Plan. The project proponents responded that they have not proposed a bicycle rack. The project proponents discussed possible options for the placement of a bicycle rack and agreed to install one.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 4:0 to forward a positive recommendation to the ZBA on the application of Toro Verde (Massachusetts) II, Inc. for property located at 51 Davis Street (Assessor's Map 57, Lot 68), which is located in the Central Commercial (CC) 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 a Marijuana Retail Establishment at this location. This application also requires a finding under Section 200-6.1(C) of the Zoning Ordinance for a change in use for an existing nonconforming property due to insufficient open space on the property. The Planning Board has the following suggestions for the ZBA:

- That a handicap space be added close to the main entrance off of Davis Street;
- That hours of operation be reduced on Sundays;



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- That the Applicant delineate the fence line in the back loading area; and
- That the Applicant installs some bicycle racks easily visible to patrons.

Action Items:

- a. Recommendation on Right of First Refusal - Release of Chapter 61A for property located at 975 Bernardston Road (Owner: Luallen Chadwick and Susan Chadwick).

The Board discussed this request and had no concerns or issues.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to forward a recommendation to the City Council to not exercise the right of first refusal on the release of Chapter 61A for property located at 975 Bernardston Road (Owner: Luallen Chadwick and Susan Chadwick).

- b. Approval Not Required (ANR) Plan Approval/Endorsement for 125 Mohawk Trail.

Director Twarog reviewed the ANR Plan with the Board.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to approve the Approval Not Required (ANR) Plan for 125 Mohawk Trail.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 125 Mohawk Trail on behalf of the full Board.

- c. Approval Not Required (ANR) Plan Approval/Endorsement for 180 Laurel Street.

Director Twarog reviewed the ANR Plan with the Board.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 4:0 to approve the Approval Not Required (ANR) Plan for 180 Laurel Street.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 4:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan for 180 Laurel Street on behalf of the full Board.

Adjournment:

MOTION: Moved by Desorgher, seconded by Allen, and voted 4:0 to adjourn the Planning Board meeting at 8:18 p.m.



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Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development