



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 June 20, 2019

John Zon Community Center 35 Pleasant Street, Greenfield

The meeting was called to order by the Planning Board Chairperson at 6:00 p.m.

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

ABSENT: Jamie Pottern, Clerk and Alternate Amy McMahon

ALSO PRESENT: Eric Twarog, AICP, Director of Planning and Development; Councilor Otis Wheeler; mayoral candidate Roxann Wedegartner; Kimberly MacPhee of the FRCOG; and Nicolas Miller, Fluvial Geomorphologist, Field Geology Services

Allen was moved up to be a voting member for this meeting.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Allen, and voted 4:0:1 (Touloumtzis abstained) to approve the meeting minutes of June 6, 2019 as amended.

Discussion Items:

- a. Proposed amendments to the use schedules of the Zoning Ordinance.

The Board continued its discussion of the General Industry (GI) and Planned Industry (PI) zoning districts. Desorgher read the purpose statement of the GI District. She advocated for adding housing opportunities in the GI District to include Accessory Dwelling Units (ADUs) and multi-family housing. The Board discussed housing options for the GI District. The Board discussed mixed residential/business uses within the GI District as well as retail and restaurants. The Board discussed one and two-family homes in the GI District and reached consensus to not allow one and two-family homes in the GI District. The Board reached consensus to allow multi-family housing and ADUs within the GI District by special permit. The Board reached consensus to allow retail, restaurants and bars by right within the GI District.

Presentations:



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- a. Staff of the FRCOG to present the Green River Corridor Map and discuss its potential uses.
Kimberly Noake MacPhee of the FRCOG and Nicolas Miller, Fluvial Geomorphologist, Field Geology Services, presented the Green River Corridor Mapping Project to the Board and discussed its potential uses with the Board.

Action Items:

- a. Administrative approval to allow an increase from 32 beds to 48 beds in Unit C of 298 Federal Street (formerly known as Unit B2) as a Residential Recovery Home Treatment Center operated by Behavioral Health Network (BHN).

The Developers, Raipher and Joe Pellegrino, explained their request to the Board. The 16 additional beds are for dual-diagnosis to include potential mental health issues in addition to addiction issues. Patients cannot come and go without an escort. No patients from the Franklin County Jail will be taken into this facility but there is a jail diversion program. No medication is given out in this building, it is given out at the detox unit in Condo Unit B1. Outdoor smoking for the patients is located at the southeast corner of the building which will be screened with landscaping. There is hard separation between the additional 16 beds and the 32 beds in the building. Touloumtzis inquired on the required bicycle racks for the facility. The developers responded that the bicycle racks have been ordered and delivered and that they will be installed as per the approved site plan.

MOTION: Moved by Touloumtzis, seconded by Allen and voted 4:0:1 (Desorgher abstained) to grant administrative approval to allow an increase from 32 beds to 48 beds in Unit C of 298 Federal Street (formerly known as Unit B2) as a Residential Recovery Home Treatment Center operated by Behavioral Health Network (BHN).

- b. Administrative approval to allow a change of use from a Salvation Army Thrift Store in Unit A1 of 298 Federal Street to a medical assistance program operated by the MA Department of Transitional Assistance (MA DTA).

The Developers, Raipher and Joe Pellegrino, explained their request to the Board. They clarified that this would not be a medical assistance program but a program operated by the MA Department of Transitional Assistance (MA DTA). 40 percent of the parking is allocated for Unit A1.

MOTION: Moved by Desorgher, seconded by Roberts and voted 5:0:0 to grant administrative approval to allow a change of use from a Salvation Army Thrift Store in Unit A1 of 298 Federal Street to a program operated by the MA Department of Transitional Assistance (MA DTA).

Adjournment:



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MOTION: Moved by Touloumtzis, seconded by Roberts and voted 5:0:0 to adjourn the Planning Board meeting at 10:00 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development