GREENFIELD PLANNING BOARD
Minutes of August 1, 2019

John Zon Community Center
35 Pleasant Street, Greenfield

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

MEMBERS PRESENT: Virginia Desorgher, Vice-chair; Jamie Pottern, Clerk; George Touloumtzis; Jim Allen; and Alternate Amy McMahon

ABSENT: Charles Roberts, Chair

ALSO PRESENT: Kevin J. O’Neil from Austin Design

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

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by McMahon, and voted 4:0:1 (Pottern abstained) to approve the meeting minutes of July 11, 2019.

Site Plan Review:

a. Administrative site plan approval to allow the reduction from 9,500 square feet of mixed use facility space to 7,770 square feet of mixed use facility space relative to the site plan previously approved on March 16, 2017 for the Blessed Sacrament Church at 221 Federal Street.

Kevin J, O’Neil from Austin Design presented the project to the Board and reviewed the revised site plan reducing the scope of the project. He stated that Blessed Sacrament Church will be hosting the congregation from Holy Trinity Catholic Church on Main Street. They will have more room for the two parishes for education, administration, and food preparation. The Building will be all one level and ADA accessible. Eight (8) parking spaces will be lost but they will still have 200 spaces left. Touloumtzis asked which trees would be removed. O’Neil responded that two (2) existing trees would have to be removed. There is no current plan to replant the two trees, only grass. The Church will decide which trees it will plant. The oak trees in the tree belt next to the Middle School will remain, as will the crabapple tree in the northwest corner of the property. The color scheme of the building hasn’t been decided yet. Touloumtzis inquired on the placement of the bicycle rack. O’Neil confirmed that its placement is co-located with where there will be the most foot traffic. Also, a second bicycle rack will be installed at the northerly entrance. Touloumtzis suggested a second
handicap parking space near the administrative offices. O’Neil confirmed that they will add a second handicap space as requested. He also confirmed that one entrance has an actuator (push button). Desorgher asked O’Neil to confirm whether the northerly entrance also has an actuator. Solar panels will be on the east and south sides of the new building. Desorgher asked about the stormwater plan as compared to the previous design. O’Neil confirmed that it will have less of a load than the previous design.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 5:0 to grant administrative site plan approval to allow the reduction from 9,500 square feet of mixed use facility space to 7,770 square feet of mixed use facility space relative to the site plan previously approved on March 16, 2017 for the Blessed Sacrament Church at 221 Federal Street subject to the following conditions:

1) The Applicant shall add a second handicap parking space near the southerly entrance;
2) The Applicant shall install a second bicycle rack near the northerly entrance; and
3) The Applicant shall ensure that there are push button actuators at both exterior entryway doors.

Action Items:

a. Approval Not Required (ANR) Plan Approval/Endorsement for 390 Mohawk Trail.

The Board reviewed the ANR Plan.

MOTION: Moved by Pottern, seconded by McMahon, and voted 4:0:1 (Allen abstained) to approve the Approval Not Required (ANR) Plan for 390 Mohawk Trail.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 5:0 to allow the Vice-chair to sign the ANR Plan and Form A-1 on behalf of the full Board.

Adjournment:

MOTION: Moved by McMahon, seconded by Allen and voted 5:0 to adjourn the Planning Board meeting at 8:02 p.m.

Respectfully Submitted,

Jamie Pottern, Clerk
Greenfield Planning Board