



Roxann Wedegartner
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 (2022)
McMahan, Amy (2021)
Pottern, Jamie (2021)
Roberts, Charles (2020)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of February 20, 2020 7:00 p.m.

**John Zon Community Center
35 Pleasant Street**

Chairman Charles Roberts called the meeting open at 7:02 p.m.

PB MEMBERS PRESENT: Charles Roberts, Chair; Jamie Pottern, Clerk; and George Touloumtzis

PB MEMBERS ABSENT: James Allen and Alternate Amy McMahan

ALSO PRESENT: Eric Twarog, Director of Planning and Development; Erika LaForme, Greenfield Conservation Commission member; and Melina Bourdeau, Greenfield Recorder

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 3:0 to approve the meeting minutes of December 5, 2019.

Site Plan Review:

- a. Application of the Center School, for property located at 741-743 Bernardston Road (Assessor's Map R14, Lots 46 & 71), which is located in the Suburban Residential (RB) Zoning District, for site plan review and approval pursuant to Section 200-8.4 of the Zoning Ordinance in order to allow the creation of a new campus for the Center School which includes a one-story school building, access drive, parking areas, and a soccer field at this location.

The following project proponents were present: Kevin Campbell, Consultant for the Greenfield Center School; and Rachel Loeffler and Mark Darnald of the Berkshire Design Group. Chairman Roberts read the agenda item notice into the record. Ms. Loeffler presented the project to the Board. Roberts inquired on the building material for the face of the building. Kevin Campbell responded that it will be both horizontal and vertical cedar boards. Ms. Loeffler reviewed the proposed parking areas with the Board and stated that the Center School only has one event per year that draws more than 100 people which is why they are proposing the overflow parking. The access drive has been designed to handle public safety and emergency vehicles to include the required turning radii. Ms. Loeffler reviewed the proposed lighting plan with the Board. She stated that they have had discussions with Eversource and that the lighting will be put on new utility poles at the original



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proposed height of 16 feet. Ms Loeffler reviewed the proposed ANR Plan with the Board. Additionally, she reviewed the interior layout plan for the building as well as building elevations. She reviewed the site layout to include the drainage and stormwater management plan for the site with the Board. Low Impact Development (LID) techniques will be utilized to include swales, level spreaders, and sheet flow as opposed to manholes and piping to minimize impacts to the site. A large detention/retention basin will be created to handle stormwater. Mr. Darnald stated that they had to analyze about 70 acres upstream of the site for drainage considerations/calculations. Three culverts will be installed under the access drive which will be oversized to meet requirements for animal crossings. Both city water and sewer is available to the site. They will be tapping into the water main on their side of Bernardston Road. There is another water main on the opposite side of the road. The capacity is about 3,000 gallons per minute; fire suppression typically requires about 1,200 gallons per minute. Touloumtzis inquired on the proposed salamander crossing. Ms. Loeffler responded that this is a separate crossing than the culvert crossings. It will be a dry crossing. Touloumtzis inquired on parking, specifically ADA spaces. Ms. Loeffler reviewed the proposed parking with the Board. Touloumtzis suggested converting the handicap access aisle to a handicap parking space. Director Twarog explained to the Board that since this project falls under the "Dover Amendment", it is exempt from zoning except for health and safety concerns. Touloumtzis inquired on the location of the 7 bicycle racks being proposed. Ms. Loeffler pointed out the location of the bicycle racks on the submitted plan set. Touloumtzis inquired on the speed limit for that stretch of Bernardston Road and expressed concerns about traffic safety. The speed limit for that area is 40 MPH. The Board discussed signage options for the school. Ms. Loeffler mentioned that they utilized a new tool called the Carbon Sequester Tool which showed that this project will be carbon neutral in 2 years. Typically, it takes from 20 to 200 years for most projects to be carbon neutral. It also showed that in 30 years, 26,000 tons of carbon will be sequestered. Touloumtzis inquired on the hard pack material proposed for the access drive. Mr. Darnald responded that it is like trap rock but with greater compaction with a gravel base. Touloumtzis asked for an explanation of the additional information handed out at the meeting. Ms. Loeffler reviewed the submitted letter with the Board, specifically the additional lighting being proposed as well as the explanation of the open space calculations. Pottern inquired on the maintenance of the soccer field. Mr. Campbell responded that no herbicides or pesticides will be used to maintain the soccer field. Roberts inquired on the parking area near the basketball court and expressed safety concerns. Discussion ensued on potential solutions to this parking area to not create conflicts and safety concerns relative to the use of the basketball court. The use of bollards and a chain was suggested. Roberts inquired on whether a cut and fill analysis has been done for the site. Mr. Darnald responded that they have not done a complete cut and fill analysis at this time. The building will be slab on grade. Chairman Roberts opened the meeting up for public comment.

Roy and Julie Schonbrun, 25 Westwood Road, Greenfield

Expressed concerns about traffic and potential accidents as a result of the increased traffic from this project. Stated that traffic on Bernardston Road has been increasing steadily over time.



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Roberts read review comments from the Department of Public Works, Department of Planning and Development, and the Fire Prevention Officer (no comments or concerns). Director Twarog inquired if the Applicant has applied for an Access Permit from MAAssDOT since Bernardston Road is a state road. Mr. Darnald responded that they have not yet applied for one.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 3:0 to approve the application of the Greenfield Center School, for property located at 741-743 Bernardston Road (Assessor’s Map R14, Lots 46 & 71), which is located in the Suburban Residential (RB) Zoning District, for site plan review and approval pursuant to Section 200-8.4 of the Zoning Ordinance in order to allow the creation of a new campus for the Greenfield Center School which includes a one-story school building, access drive, parking areas, and a soccer field at this location with the following conditions:

- 1) The Applicant shall submit an Approval Not Required (ANR) Plan to the Planning Board within 30 days of approval to give the project site the required frontage of eighty (80) feet;
- 2) The Applicant shall follow all recommendations of the Department of Public Works as stated in their February 10, 2020 review memo;
- 3) The Applicant shall obtain approval from MassDOT for an access permit for the project and submit a copy of such approval to the Department of Planning and Development. If an access permit is not required, then the Applicant shall provide a letter from MassDOT stating that one is not necessary;
- 4) The Applicant shall convert the handicap access aisle to a handicap parking space;
- 5) The Applicant shall revise the plan set to incorporate the comments of the Department of Public Works as stated in their February 10, 2020 review memo; as well as to address the parking safety concerns relative to the parking area next to the basketball court; and
- 6) The Applicant shall submit three (3) full-size copies of the revised plan set to the Department of Planning and Development within thirty (30) days of approval.

Action Items:

- a. Approval Not Required (ANR) Plan Endorsement for 101 Colrain Street.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 3:0 to approve the Approval Not Required (ANR) Plan for 101 Colrain Street.

MOTION: Moved by Touloumtzis, seconded by Pottern, and voted 3:0 to authorize the Chair to sign the Approval Not Required (ANR) Plan and Form A-1 for 101 Colrain Street on behalf of the full Board.



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Adjournment:

MOTION: Moved by Pottern, seconded by Touloumtzis, and voted 3:0 to adjourn the Planning Board meeting at 8:23 p.m.

Board and Staff Reports

Director Twarog stated that Mayor Wedegartner is looking for a volunteer from the Planning Board to serve on the Library Building Committee as a non-voting member. Chairman Roberts volunteered to be on this committee. The Mayor is also looking for a member of the Planning board to serve on the Public Safety Building Committee and suggested that Amy McMahan could serve this role as she is already a voting member of this committee.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development