

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
14 Court Square, Greenfield, MA 01301

413-772-1548
413-772-1309 (fax)



GREENFIELD PLANNING BOARD **Minutes of January 29, 2009** **Greenfield Police Station**

The meeting was called to order at 7:05 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Jim Allen, Mary Newton and Tracey Sutphin.
Also in attendance were Carlene Millett, Permits Manager, William Martin; Greenfield Redevelopment Authority, Jordi Herold, and Thomas Douglas; Thomas Douglas Architects.

ABSENT: Clayton Sibley

Approval of Minutes

Newton mentioned that in the Planning Board recommendation to Town Council to accept Champney Road and Davenport Way as public ways, that Champney Road is already a public way and she believes the road is named Champney Road Extension, and maybe the recommendation should be corrected.

Millett explained that the request was submitted as Champney Road and not Champney Road Extension, therefore the recommendation was written as so. Millett will notify Town Council of discrepancy in Road name.

Moved by Sutphin, seconded by Allen and voted 4:0 (Newton abstained) to approve the minutes from January 15, 2009.

Site Plan Approval-Bank Row Urban Renewal Project

Thomas Douglas, Architect for the project explained that the project consists of the renovation and preservation of three buildings known as the Allen Block, the Pond Building and the Siano Building. Douglas explained that Pond and Siano will be treated as one building as they share an elevator and egress stair. Douglas explained that Jordi has submitted to Massachusetts Historic for tax credits to bring the buildings back to their original character. Douglas explained that the Allen will have retail space on the first floor, offices on the second floor and loft type apartments on the third floor, with mezzanine/ storage space above. Sutphin asked about deliveries for restaurant use. Douglas stated that the front door will be used. Herold stated that he owns several establishments in Northampton, and most of them use the front door for deliveries. Douglas mentioned a possible retail space in the basement, if not too costly. Douglas explained that Pond and Siano will have retail space on the first floor, the second and third floors will each be half apartments and half office space. Douglas stated there will be no change to the basement, it will be fixed up only and used for storage. Douglas explained they are proposing to remove the brick face and replace it with a glass store front. Sutphin asked how long it would be until the project started. Douglas stated it would be about 7-9 months. Wedegartner stated that she is glad the first floor will be retail and not offices and that she hopes it will stay that way. Wedegartner asked the Board if they felt they had enough information to vote on the project as presented tonight. The Board felt they did. Millett explained that the applicants are working closely with the Department of Public Works and the Building Inspector on any submission requirements still needed, also reminded the applicants that the Urban Renewal Project had their own specific guidelines for lighting and signage.

MOTION: Moved by Smith, seconded by Newton and passed 4:0 to approve the site plan for Jordi Herold, for the restoration of the buildings entitled the Allen Block and Pond and Siano Buildings, as presented.

Discussion of Zoning Amendments

The Board continued discussing and revising proposed amendments to the zoning ordinance, as submitted by the Department of Planning and Development.

Board and Staff Reports

Wedegartner informed the Board that she and her husband recently attended a site visit of a biomass power plant in Vermont, which is similar to the one that will be proposed in Greenfield. Wedegartner explained that the plant powers all of the University of Vermont and most of the residences and business in the downtown area. Wedegartner explained that most of what the plant uses for energy is clean untreated wood from cleared lands And wood waste such as pallets.

Correspondence:

- a. ZBA Decisions-Millett read the decision on three hearings that went before the Zoning Board of Appeals at their last meeting; Special Permit requests by Rice Oil and Propane and Ford of Greenfield and an appeal by John Bailey.
- b. Millett mentioned that Al Norman had submitted a letter to the Planning Board asking about two of the zoning amendments being proposed, stated that she didn't bring the letter as she had responded in answer to his questions and had not heard back from him as to whether he still wanted the letter submitted.
- c. Knowledge Passenger Rail Study-Millett explained that the Pioneer Valley Planning Commission is examining the reestablishment of passenger rail service on the Connecticut River line between Springfield and White River Junction, Vermont. Stated she had previously emailed them the link in their Board Packets.

Wedegartner explained that their next meeting would actually be next week, February 5, 2009 due to the shift in their meeting dates because of the holiday.

Adjournment

MOTION: Moved by Newton, seconded by Smith, and voted 4:0 to adjourn the meeting at 9:22 p.m.

Respectfully Submitted,

Carlene Millett
Permits Manager