

PLANNING BOARD

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

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



GREENFIELD PLANNING BOARD

Minutes of February 19, 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, Clayton Sibley and Tracey Sutphin.

Also in attendance were Carlene Millett; Permits Manager, Marcia Starkey; Historic Commission, Nancy Hazard; Greening Greenfield and Hugh Massey; WHAI.

Approval of Minutes

Moved by Smith seconded by Allen and voted 5:0 to approve the minutes from February 5, 2009, with a note added regarding the Greening Greenfield Presentation.

Discussion of Zoning Amendments

Wedegartner informed the Board that they have two final revisions to decide on before initiating their adoption through Town Council; #19-River and Stream Protection and Amendment #23-Open Space percentage.

#19-River and Stream Protection:

Wedegartner stated that the amendment proposes to delete this section of the bylaw in its entirety, as it is covered by the Conservation Commission. Wedegartner went on to say that Twarog explained to her that the Conservation Commission review is so extensive and covers so much ground that this is duplicative. Wedegartner stated that Twarog also informed her that if this stays in the by-law, there could be the possibility that an applicant would have to go through the rigors of a Con Com review, a site plan review and then have to get a special permit under this section. Smith stated that she has no problem with leaving the Conservation Commission to do their work, but was concerned with leaving out the statement "Enhance and preserve scenic or environmentally sensitive areas along the shoreline" as she feels this important in enhancing community living. Smith also had concerns with leaving out "Encourage well designed development". The Board decided that as far as encouraging well designed development, a plan must go through the Planning Department and the Conservation Commission, which have extensive requirements, and then to the Planning Board. If something is missed or felt not adequate when it gets to them for approval, they can request a better design, as they are the final approving authority. After some discussion, the Board decided to add "Enhance and preserve scenic or environmentally sensitive areas along the waterfront edge" to their current submittal requirements for site plans.

#23- Percentage of open space in table of dimensions:

Wedegartner stated that Twarog explained to her that the proposed 40% of open space was an average of the current 50/30 required now. This is to make it easier for town staff and potential applicants to calculate.

Wedegartner told the Board she would incorporate their revisions with the proposed amendments and send a memo to Town Council to initiate the adoption.

MOTION: Moved by Newton, seconded by Smith and voted 5:0 to pass the proposed amendments to the Greenfield zoning bylaw to Town Council.

Master Plan Discussion:

Wedegartner explained that previously \$100,000 has been requested from the Capital Improvement budget for the hiring of a consultant to help with the Master Plan. The Mayor stated that maybe \$25,000-50,000 could be granted. Wedegartner stated that she would like to forward a statement of support from the Planning Board to the Town Council for money from the Capital Improvement budget for the hiring of a consultant to assist with the Master Plan. The Board discussed some possible sources for assistance such as the Franklin Regional Council of Governments (FRCOG) or other local planning commissions. Millett stated that she would check with Peggy Sloan at FRCOG. Wedegartner stated that she believes the types of assistance provided would be facilitation of the process, defining a vision, technical assistance, studies, and gathering public input. The Board discussed the possibility of mailed and online public surveys. Wedegartner stated she would like to see energy and sustainability and education included in their Master Plan. Nancy Hazard stated that this was a great time to update the Master Plan and that she feels gathering public input is a great start. Hazard stated with the Mayor's commitment to Greening Greenfield, now is a great time to integrate the Master Plan and is glad the Board realized that Energy and sustainability needs to be included. Wedegartner informed the Board they need to think about how much time they want to put into the process up front before a financial commitment is made by the town. Wedegartner stated that the process going forward could be hampered by a lack of funds, but felt that they need to lay the ground work. The Board decided they would use their March 5th and 19th meetings to review other Master Plans, gather information and educate themselves on the process. Wedegartner stated that when they are ready, the Board will craft their recommendation to Town Council with why they feel it is important to update the Master Plan. Millett stated that she would send a request to the Massplanners Digest asking other towns for recommendations, costs, length of time, and what resources they have used in updating their Master Plans. Hazard asked when the Board thought the process would start. Wedegartner stated most likely it would be in the fall.

Correspondence:

- a. Millett passed around a flier with two workshops on protecting historic resources, put on by the FRCOG and Pioneer Valley Planning Commission (PVPC). The Board requested the workshops be emailed to them.
- b. Millett explained that in the FRCOG newsletter, the GIS workshop location was listed as Greenfield, but that the location is actually at the Deerfield Town Hall. This was also emailed to the Board.

Adjournment

MOTION: Moved by Newton seconded by Sibley, and voted 5:0 to adjourn the meeting at 8:27 p.m.

Respectfully Submitted,

Carlene Millett
Permits Manager