

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD

Minutes of March 19, 2009

Greenfield Police Station

The meeting was called to order at 7:04 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clark; Jim Allen; Clayton Sibley and Tracey Sutphin.

Also in attendance: Eric Twarog, Senior Planner/GIS Coordinator; Eric Nelson and Tony Wonseski from SVE Associates; and Peggy Sloan from the Franklin Regional Council of Governments.

Approval of Minutes

MOTION: Moved by Sibley, seconded by Smith and voted 4:1:0 (Newton abstained) to approve the minutes from March 5, 2009.

Discussion Items

- a. Discussion of Comprehensive Master Plan – Presentation by Peggy Sloan of FRCOG on Master Planning Services Offered by FRCOG

Peggy Sloan from FRCOG handed out materials on the master planning process and described the typical elements included in a master plan as specified in Chapter 41, M.G.L. She mentioned that sustainability and energy efficiency/conservation are more recent elements that communities have been including in their master plans. She then described the typical planning process for completing a comprehensive master plan and recommended that the Town Council adopt the plan in addition to the Planning Board. Included in the materials handed out to the Board was the proposed legislation for the Land Use Partnership Act (LUPA) and the Community Planning Act (CPA2). Peggy recommended that Greenfield's new comprehensive master plan should account for the required elements in these proposed acts. She also discussed different public opinion survey options such as Survey Monkey, an on-line survey mechanism and handed out various examples of surveys to the Board. Peggy stated that communities the size of Greenfield typically hire larger consulting firms to prepare comprehensive master plans. FRCOG could assist with the preparation of the Request for Proposals (RFP) for the master plan for no additional fees.

Preliminary Subdivision Plan Approval

- a. Butternut Street Extension Preliminary Subdivision Plan

Eric Nelson and Tony Wonseski from SVE Associates presented the proposed layout of the preliminary subdivision plan including the lot layout, proposed street network, wetland delineation, proposed drainage, and waiver requests. Mr. Nelson explained to the Board that the wetland delineation for the property was not completed in its entirety due to the winter weather. He stated that the delineation of wetlands should be complete within a few weeks. Mr. Nelson reviewed the comments prepared by the DPW and how the plans were revised based on those comments. He also reviewed the waiver requests

and the reasoning behind them. Wedegartner expressed concern about the waiver request to reduce the pavement width for proposed Street "A" from the required 40 feet to 30 feet. Mr. Nelson pointed out that the existing pavement width for Butternut Street varies from 24 to 25 feet. Mr. Wonseski pointed out that the turning radii for the proposed streets were increased to account for truck traffic and that the right-of-way width was increased to 60 feet as recommended by the DPW. Mr. Wonseski stated that the reason Butternut Street Extension has a proposed pavement width of 40 feet is because of potential future development for the remainder of the property. Twarog stated that the Planning Department concurs with the proposed pavement width of 30 feet for proposed Street "A" because it would reduce impervious surface cover which is always a good thing for the environment. Mr. Nelson stated that turning radii for trucks will be shown on the Definitive Subdivision Plan when it is submitted. The Board also expressed concern about the waiver request to allow Type A bituminous berm curbing versus vertical granite or concrete curbing. Mr. Wonseski stated that there is no existing curbing for Butternut Street and that the proposed curbing will control drainage and reduce the potential for erosion versus side road swales.

MOTION: Moved by Sibley, seconded by Newton and voted 5-0 to grant preliminary subdivision approval for the plan dated March 16, 2009 prepared by SVE Associates for Mackin Construction Company, Inc. with the following waivers of Article III, Section 880-10 – Street Design Requirements:

- 1) Waiver to exceed the maximum length of cul-de-sacs of 800 feet;
- 2) Waiver to reduce the required pavement width of 40 feet for Principal Streets to 30 feet;
- 3) Waiver request to exceed the maximum grade of 6 percent for Principal Streets to 8 percent; and
- 4) Waiver request to allow Type A bituminous berm curbing instead of vertical granite or concrete curbing.

Correspondence

- a. Wedegartner passed around the brochure for the Eighth Annual Citizen Planner Training Collaborative Conference to be held Saturday, March 21, 2009 at the Hogan Conference Center at Holy Cross College, Worcester, MA.

Adjournment

MOTION: Moved by Sibley seconded by Newton, and voted 5:0 to adjourn the meeting at 8:37 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator