

## ***PLANNING BOARD***

***TOWN OF GREENFIELD, MASSACHUSETTS***  
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### **GREENFIELD PLANNING BOARD**

#### **Minutes of May 7, 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, Clerk; Jim Allen; Clayton Sibley and alternate Tracey Sutphin.

Also in attendance: Roy Cowdrey, ZBA; Eric Twarog, Senior Planner/GIS Coordinator; and Joshua Watson from the Montague Reporter.

#### Approval of Minutes

**MOTION:** Moved by Sibley, seconded by Newton and voted 5:0 to approve the meeting minutes from March 19, 2009.

#### Public Hearings

a. **7:00 p.m. – Proposed Zoning Amendments**

Wedegartner reviewed the ground rules for public hearings with the audience. Twarog passed around a sign-in sheet for the proposed zoning amendments public hearing. Wedegartner discussed what the two public hearings for this evening are for and explained the difference between the public hearing process and the process for providing the Zoning Board of Appeals (ZBA) with a recommendation for applications before them. Newton gave an overview of the EDC's public hearing on the proposed zoning amendments. She stated that David Singer was concerned about proposed amendment #7 which proposes to allow multi-family housing by right within the Central Commercial (CC), Suburban Residential (RB), Urban Residential (RA), and Semi-Residential (SR) zoning districts. Wedegartner reviewed the timelines involved with adopting or amending zoning ordinances to clarify any confusion on the matter by reading an e-mail sent by Twarog to the Board members. Wedegartner opened the public hearing up for public comment.

#### David Singer

Mr. Singer expressed concern about proposed amendment #7 which proposes to allow multi-family housing by right within the Central Commercial (CC), Suburban Residential (RB), Urban Residential (RA), and Semi-Residential (SR) zoning districts. He stated that he believes that multi-family should only be allowed within these districts by special permit which is currently the case.

Twarog explained the reasoning behind the proposed amendment. He stated that towns which allow multi-family dwellings by right are looked upon favorably by the state under the Commonwealth Capital program which is a program to promote smart growth. Mayor Forgey has agreed to commit to this under the Town's FY08 Commonwealth Capital application. This is very important in the Central Commercial District as the Town is trying to promote upper story housing downtown. To aid in promoting upper story housing, it would be better to not require every person to apply for a special permit from the ZBA as it lengthens the timeline and the cost of the project. Sutphin stated that she agreed with the proposed amendment as written. Mr. Singer stated that he disagreed with the state's Commonwealth Capital

Program. Newton asked if multi-family housing has to be allowed by right in all residential districts. Twarog stated that as long as the town allows it by right in some districts in town, it meets the intent of the Commonwealth Capital Program commitment. Twarog stated that it makes sense from a planning perspective to allow multi-family in residential districts close to the urban core. He also stated that residents of multi-family dwellings should be allowed by right to live in residential neighborhoods. Twarog reviewed changes to the proposed language for proposed amendments #1, definition of “trucking firm”, and amendment #9, Corridor Overlay District. Wedegartner discussed with the Board whether to continue the public hearing or not.

**MOTION: Moved by Smith, seconded by Allen and voted 5:0 to continue the public hearing on the proposed zoning amendments to Thursday, May 21, 2009 at 7:30 p.m.**

b. **8:00 p.m. Butternut Street Extension Definitive Subdivision Plan**

Wedegartner read the public hearing notice to the audience. Twarog handed out a sign-in sheet for the public hearing. Eric Nelson introduced himself and Tony Woneski from SVE Associates. Mr. Nelson presented the proposed layout of the definitive subdivision plan including the lot layout, proposed street network, proposed drainage, and four (4) waiver requests. Mr. Nelson mentioned the Traffic study prepared by MDM and the drainage report prepared by SVE Associates as additional documents that were submitted with the application. Wedegartner inquired as to the type of performance guarantee being considered for this proposed subdivision. Mr. Woneski stated that it will most likely be in the form of a covenant. Discussion ensued on the waiver request to allow the grade to 8 percent for principal streets. Mr. Woneski informed the Board that a compromise was reached with the DPW relative to this waiver request. Larry Petrin, Engineering Superintendent, confirmed that a compromise was reached acceptable to both the applicant and the DPW. The proposed grade increase for Butternut Street Extension of 7.8 percent is acceptable to the DPW, proposed street “A” will have to meet the maximum grade of 6 percent for a principal street. Any future extension of Butternut Street Extension as a principal street shall require a re-design of Butternut Street Extension to meet all design standards. Wedegartner opened the hearing up for public comment.

Geoffrey Brown – 30 Stage Road

Mr. Brown expressed concern about the waiver requests because of the potential truck traffic that may use these roads. He was against granting these waiver requests.

Wendy Marsden – 3 Grinnell Street

Ms. Marsden asked the Board the following three questions:

- 1) What is the elevation difference between downtown Greenfield and the project site?;
- 2) What is the bedrock level in the area of the proposed roads?; and
- 3) What are the soil types in this area?

Larry Petrin addressed her first question stating that the elevation difference is about 145 feet. Mr. Woneski reviewed the soil types and bedrock level in this area.

David Leonard – 389 Adams Road

Mr. Leonard stated that he lives north of the subject property and that he has several concerns about traffic on Adams Road. He asked if a traffic analysis was done for Adams Road. Mr. Nelson reviewed the traffic recommendations as prepared by MDM Traffic Consultants. Mr. Leonard asked if there are any existing traffic restrictions for Adams Road. Mr. Nelson stated that currently there are not any restrictions for Adams Road. Mr. Leonard requested that restrictions be placed on truck traffic traveling north of Butternut Street.

Howard Stone – 42 ½ Adams Road

Mr. Stone expressed concerns about truck traffic on Adams Road and stated that Adams Road will need to be widened at some point in the future.

Margaret Sheehan – Attorney representing citizens of Greenfield relative to proposed 47 MW Biomass Project

Attorney Sheehan expressed concerns over potential truck traffic on Adams Road and surrounding neighborhoods.

**MOTION: Moved by Newton, seconded by Sibley and voted 5:0 to close the public hearing at 9:43 p.m.**

ZBA Recommendations

- a. Pioneer Renewable Energy, LLC – Request for a special permit to allow a 47 MW Biomass Power Plant within the Planned Industry (PI) District.

Wedegartner explained the process of providing recommendations on application before the ZBA to the audience. Wedegartner asked the audience if anyone was present for the other four (4) ZBA recommendations. No one responded. Matthew Wolfe of Madera Energy, Cliff Orvedal of Madera Energy, and Dale Raczowski of Epsilon Associates gave an overview of the proposed project to the Board. Mr. Wolfe handed out a summary of the project to the Board members and described how this site in Greenfield was selected. Mr. Wolfe discussed wood as a renewable energy source, air issues, water use, traffic issues, clean wood, and ash re-use.

**MOTION: Moved by Sibley, seconded by Allen, and voted 4-1-0 (Newton abstained) to forward a positive recommendation to the ZBA on the proposed 47 MW Biomass-fired Power Plant.**

- b. Terry Kimball, Map 46, Lot 5 – Request for a special permit to allow a two-family home within the General Commercial (GC) Zoning District.

The Board discussed the merits of the application.

**MOTION: Moved by Smith, seconded by Allen, and voted 4-1 (Sibley opposed motion) to forward a positive recommendation to the ZBA on the special permit request to allow a two-family home within the General Commercial (GC) Zoning District.**

- c. Greenfield Health Camp, Inc. (AKA Camp Keewanee) – Request for a special permit to allow the expansion of a legal non-conforming use (Commercial Camping).

The Board discussed the merits of the application.

**MOTION: Moved by Sibley, seconded by Newton, and voted 5-0 to forward a positive recommendation to the ZBA on the special permit request to allow the expansion of a legal non-conforming use (Commercial Camping).**

- d. Country Hyundai – Request for a special permit to allow signage that exceeds the maximum allowed in the General Commercial (GC) Zoning District.

The Board discussed signage in this area of town.

**MOTION: Moved by Smith to forward a positive recommendation to the ZBA on the special permit request to allow signage that exceeds the maximum allowed in the General Commercial (GC) Zoning District. No second. Motion fails.**

The Board continued to discuss signage issues.

**MOTION: Moved by Newton, seconded by Sibley and voted 3-2 (Smith and Wedegartner opposed motion) to forward a negative recommendation to the ZBA on the special permit request to**

**allow signage that exceeds the maximum allowed in the General Commercial (GC) Zoning District.**

- e. Ford of Greenfield, Robert Cartelli, President – Request for a special permit to allow for the sale/storage of vehicles in the triangle at 1 Mohawk Trail.

Newton expressed concern about traffic safety issues for people crossing the street from the dealership to look at vehicles. The Board expressed concern about vehicles and the tent blocking the line of sight for traffic. The Board discussed this area as a gateway into Greenfield and that the use of this property for the display and storage of vehicles may not be appropriate. The Board discussed the number of vehicles currently at the site.

**MOTION: Moved by Newton, seconded by Sibley and voted 5-0 to forward a negative recommendation to the ZBA on the special permit request to allow for the sale/storage of vehicles in the triangle at 1 Mohawk Trail.**

Board Deliberation on the Butternut Street Extension Definitive Subdivision Plan

The Board discussed the proposed form of performance guarantee as well as signage to limit truck traffic on Adams Road.

**MOTION: Moved by Allen, seconded by Newton and voted 5-0 to approve the following waiver requests:**

- 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 for street “A”;**
- 3) **Waiver request to exceed the maximum grade of 6 percent for Butternut Street Extension to 8 percent. Any future extension of said street as a principal street shall require re-design to meet all design standards; and**
- 4) **Waiver request to allow Type A bituminous berm curbing instead of vertical granite or concrete curbing.**

**MOTION: Moved by Smith, seconded by Allen and voted 5-0 to approve the Butternut Street Extension Definitive Subdivision Plan dated May 4, 2009 as prepared by Ainsworth Associates and submitted by SVE Associates, Inc. with a covenant accepted as the proposed form of performance guarantee with the following conditions:**

- 1) **The applicant shall submit 3 full print sets and a Mylar of the approved plans signed by both the professional engineer and registered land surveyor.**
- 2) **To facilitate maintaining the Town of Greenfield records, an electronic file (the “standard digital file”) that complies with Level III of the current version of the MassGIS “Standard for Digital Plan Submission to Municipalities shall be filed within 15 business days of the plan being endorsed by the Planning Board. The standard is available on the Internet at <http://www.mass.gov/mgis/standards.htm>. The standard digital file submitted must comply with Level III of the standard, the vertical datum shall be the North American Vertical Datum 1988.**
- 3) **The applicant shall submit soil logs to the Department of Public Works to determine if a sub-drain will be necessary at the westerly side of the cul-de-sac of Butternut Street Extension.**
- 4) **Given that Butternut Street Extension and Street “A” are proposed to be public ways upon acceptance by the Town Council, the applicant shall revise the submitted plans to include easements for the bioretention areas which is a requirement for acceptance as public ways.**

- 5) The applicant shall complete the traffic improvements proposed by MDM Transportation Consultants, Inc. in their traffic evaluation dated November 7, 2008.
- 6) The applicant is proposing two separate 12-inch water mains down Street 'A' for the proposed new lots. It is recommended one main be laid down proposed Street 'A' with a lateral off that for Lot 2. This would reduce cost to the applicant, would allow more space within the roadway for utility separation and would be less infrastructure the Town would have to maintain in the future. Gate valves are required to be resilient wedge gate valves that open to the right (clockwise).
- 7) MGL c. 41, ~ 81U, requires that no definitive plan shall be endorsed by the Planning Board until the applicant has guaranteed the construction of all required improvements within the subdivision as shown on the definitive plan. This guarantee may be provided by a proper bond (~ 880-31), by a deposit of money or negotiable security ~ 880-32, by a covenant (~ 880-33), by a lender's agreement (~ 880-34), or by any combination thereof. The applicant shall within sixty (60) days after the 20-day appeals period has expired. Upon acceptance of the performance guarantee, the plan shall be endorsed within sixty (60) days by the Planning Board.

#### Action Items

- a. Partial Covenant Release for Silver Crest Subdivision (Lot 12)

**MOTION:** Moved by Sibley seconded by Newton, and voted 5:0 to approve the covenant release request as submitted.

#### Adjournment

**MOTION:** Moved by Sibley seconded by Newton, and voted 5:0 to adjourn the meeting at 10:55 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Senior Planner/GIS Coordinator