

## PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS  
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### GREENFIELD PLANNING BOARD Minutes of July 16, 2009 Greenfield Police Station

The meeting was called to order at 7:02 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Mary Newton, Clerk; Jim Allen; Clayton Sibley and Tim Gorts.

Also in attendance: Eric Twarog, Senior Planner/GIS Coordinator; Anita Fritz from the Greenfield Recorder; and Jeff Turrell of WHAI.

**ABSENT:** Linda Smith, Vice-Chair

#### Approval of Minutes

**MOTION:** Moved by Sibley, seconded by Allen and voted 5:0 to approve the meeting minutes from June 18, 2009 as amended.

#### Public Hearing Continued

**7:00 p.m.:** Franklin Regional Transit Center (FRTC) - Development of a two-story, 24,000 square foot building, parking area for 16 vehicles, 6 bus berths, and a bus turn-around.

Wedegartner explained the rules and procedures for public hearings to the audience and that this is the continuation of the public hearing opened on June 18, 2009. The following people were present as part of the applicant's team: Tina Cote, Administrator of the Franklin Regional Transit Authority (FRTA); Jake Toomey of FRTA; Linda Dunlavy, Executive Director of the Franklin Regional Council of Governments (FRCOG); Bill Steffens and David Farmer of McMahon Associates; and Charles Rose of Charles Rose Architects. Also in attendance was Mayor William Martin. Mr. Farmer reviewed the handout on follow-up items from the June 18, 2009 Planning Board meeting with the Board to include: busway, transit center parking, access from parking area, on-street drop-off, and buses on streets. Allen expressed concern about the number of parking spaces proposed. It was stated that currently, all FRTA and FRCOG employees park in one of two locations: at the municipal lot behind Wilson's Department Store and behind the Franklin County Courthouse. Mr. Farmer addressed their attempt to add an on-street drop-off space on Olive Street. He stated that Larry Petrin of the Greenfield DPW would not support an on-street drop-off spot on Olive Street due to safety concerns. Jake Toomey of the FRTA confirmed that the bus drivers who did a dry run of the routes and had no issues with the proposed routes, traffic flow, or line of sight. Gorts asked if a fence will be placed around the site. Mr. Farmer stated no. Gorts inquired on the height of the photo-voltaic cells. Mr. Rose stated about 12 feet. Mr. Farmer introduced Charles Rose, architect for the project, to the Board who reviewed updates to the building design and site elements. Mr. Rose discussed the purpose of the windows on the north side of the building. He stated that northern light is more ambient lighting for office uses as opposed to southern light. The placement of windows was a balance between providing office lighting and managing projected electrical loads for the building. Allen asked what the life of a photo-voltaic cell is. Mr. Rose stated that he cannot definitively answer the questions at this time but that they are generally very durable and virtually maintenance free. Mr. Gorts asked what the square footage of the photo-voltaic cells is. Mr. Rose answered that the large one is 30' x 60'.

Wedegartner opened the hearing up for public comment.

Peter Miller – 10 Sanderson Street, Greenfield

Mr. Miller expressed concern that the railroad history of Greenfield and the immediate area was not considered in the design of the building since the issue was raised at the last meeting. Mr. Rose stated that they are working to obtain the transportation reliefs at the Ford of Greenfield property to possibly incorporate into the FRTC building. Mr. Miller stated that he would like to see the railroad history of this area somehow incorporated into the design of either the building or the site. Mr. Rose responded that as an architect, he would love to do that but there are cost constraints on this project. Wedegartner referenced a letter by Sandra Thomas that mentions the original copula of the former railroad depot that could somehow be used at this site. Gorts suggested that as the passenger rail portion of the site is developed the railroad history could be incorporated at that time. Mr. Miller also expressed concern about the layout of the proposed parking and stated that there should be a dedicated covered drop-off area.

Al Dray – 408 Greenfield Road, Deerfield

Asked if the Greenfield 2003 Downtown Master Plan was consulted for this project. Mr. Rose responded yes. Mr. Dray expressed concerns about the development of the passenger rail platform and the design of the building. He also expressed concern about the loss of the railroad history of this area. Ms. Cote stated that if approved, this site would be a transit center and not an intermodal station. She stated that when passenger rail arrives in Greenfield, monies may be made available to add rail to this site. Ms. Dunlavy stressed that this site has been designed to accommodate future passenger rail.

Mark Zacheo - 89 Crescent Street, Greenfield

Mr. Zacheo acknowledged that this site is a difficult site to develop. He expressed concern about the design of the building and stated that it does not fit in with Greenfield's architecture. He stated that he is the owner of the abutting property and that he plans on putting a new building on his property which may not be compatible with the design of this site. He commented as a property manager that snow removal is a big issue and often under rated in terms of effort. He suggested good lighting and security cameras be installed on the site. He talked about photo-voltaic development in Japan and handed Mr. Rose of a copy of what he was talking about. He also inquired about photo-voltaic tax credits and 3<sup>rd</sup> party PV ownership at this site.

Kristin Wood – From Congressman Olver's Office

Ms. Wood stated that Congressman John Olver wanted to make it clear that the federal funding for this project may be in jeopardy if further delayed.

Jay DiPucchio – FRTA Montague Representative

Mr. DiPucchio stressed the importance of this project and the time it took to get where it currently is. He also expressed concern about any further delays jeopardizing the funding for the project.

Mason Phelps – Wendell

Mr. Phelps expressed concern about the design of the building.

Marjorie Gamage – 288 Deerfield Street, Greenfield

Ms. Gamage expressed concern about the modern look of the building and stated that it does not fit in with Greenfield's architecture. She expressed concern about the flat roof of the building and snow loads.

Bill Gamage – 288 Deerfield Street, Greenfield

Mr. Gamage expressed concern about the modern look of the building and stated that it does not fit in with Greenfield's architecture. He expressed concern about the close location of the building to the existing retaining wall and asked if a structural analysis was done for this retaining wall.

Patricia Marcus – 171 High Street, Greenfield

Ms. Marcus expressed concern about the design of the building. She handed out photos of an intermodal station that could be used for the design of this transit center. She stated that the roof-top would be a good place for the photo-voltaic cells as opposed to ground mounted ones.

David Aitken – 100 Sanderson Street, Greenfield

Mr. Aitken stated that he likes the design of the building because it is a mixed use building with office and transit uses. He expressed concern about not using the roof-top for the photo-voltaic cells. Mr. Rose addressed the issue of photo-voltaics and stated that they are not sure at this point in time if roof-top photo-voltaics will be used. Mr. Rose stated that his firm is very familiar with snow load issues.

Don Pearson – 74A Wells Street, Greenfield

Mr. Pearson expressed concern about the design of the building.

Susanna Glovacki – Greenfield

Ms. Glovacki expressed concern about the distance of the passenger drop-off for the handi-capped and elderly. She also expressed concern about the design of the building.

Jerry Lund – 30 Simon Keets Road, Leyden

Mr. Lund expressed concern about the design of the building and stated that it does not fit in with Greenfield's architecture. He expressed concern about the lack of public input on the design early on in the process. Wedegartner inquired on the public meeting on design. Ms. Cote stated that one was held one week prior to the June 18, 2009 public hearing.

Nancy Hazard – 30 Spring Terrace, Greenfield

Ms. Hazard thanked the consultants for flipping the parking area and for listening to their concerns. She expressed concern about the lack of a covered drop-off area for the elderly and handicapped.

**MOTION: Moved by Sibley seconded by Newton, and voted 5:0 to close the public hearing at 8:50 p.m.**

Board Deliberation

Wedegartner asked for details on the conversation with Larry Petrin concerning the on-street drop-off spot. Mr. Farmer produced a drawing of the attempt to do this. Discussion on this ensued. Wedegartner asked if different locations of the proposed building were looked into. Mr. Farmer produced a copy of alternative site layouts with the building in different locations for the board to review. Discussion took place on the placement of the photo-voltaic cells (flat vs. angled on the roof top). Sibley asked if there is a requirement for an on-street drop-off. The response was no. The Board read additional correspondence from Rick Kwiatkowski, Town Administrator of the Town of Orange; the Franklin County Chamber of Commerce; Sandra Thomas; and Tom Miner & Whitney Sanford. Wedegartner read correspondence from the following town departments: Department of Planning and Development, Department of Public Works, Health Department, Historical Commission, and the Zoning Board of Appeals

**MOTION: Moved by Sibley, seconded by Allen, and voted 5:0 to approve the Special Permit under Sections 200-7.12 and 200-8.3 of the Greenfield Zoning Ordinance and to approve the Site Plan under Section 200-8.4 of the Greenfield Zoning Ordinance to allow the development of the Franklin Regional Transit Center which consists of a two-story 24,000 square foot building, parking area for 16 vehicles, 6 bus berths, and a bus turn-around with the following conditions:**

- 1. The intake at the bottom of the proposed bioretention area that is tied into existing drain pipes on the site shown on the site plan shall be installed at a higher elevation as recommended by the Department of Public Works (DPW) in order to allow for some storage/infiltration of stormwater prior to discharge into the Town's stormwater system.**
- 2. The applicant shall provide the DPW with details on how the existing entrance/exit from the project site onto Bank Row/Olive Street will be closed and tied into the existing pavement using granite curbing.**
- 3. The applicant shall revise the site plans to show a six-inch reinforced concrete sidewalk meeting the Town's specifications along the entire frontage of the project site.**

4. **The existing on-street parking on Olive Street consisting of 12 spaces (8 spaces on the south side and 4 spaces on the north side) shall be eliminated as recommended by the Department of Public Works.**
5. **The applicant shall revise the site plans to increase the eastern driveway width from 22' to 24' to meet the design requirements of the Department of Public Works.**
6. **The applicant shall install 4-6 foot fencing at property line along Bank Row and the railroad tracks.**
7. **The applicant shall provide five (5) copies of revised site plan sets with all the above revisions included.**

Site Plan Approval

Shelburne Falls Congregation of Jehovah's Witnesses (261 Mohawk Trail) - The Project includes the demolition of a portion of the existing structure, the construction of a 4,500 SF Kingdom Hall on the existing foundation, the addition of an 800 SF apartment for the "Circuit Overseer", the construction of a 51 space parking lot, and installation of new utilities, grading, landscaping, and other associated site improvements.

Patrick McCarty of McCarty Engineering introduced himself and Fred Wheeler and Fred Putnam of the Greenfield and Shelburne Falls Congregation of Jehovah's Witnesses. Mr. McCarty presented the plan to the Board. Allen inquired whether this new site would be in addition to the existing Kingdom Hall in Greenfield. McCarty stated that both the Kingdom Hall in Greenfield and Shelburne Falls will be sold and combined into this new site. Newton asked about average daily traffic trips and about the number of parking spaces provided. McCarty stated that they have proposed 51 parking spaces for this site even though they try to get as close to 65 spaces which is the standard for a Kingdom Hall. Wedegartner read correspondence from the Department of Public Works.

**MOTION: Moved by Newton seconded by Sibley, and voted 5:0 to approve the site plan under Section 200-8.4 of the Greenfield Zoning Ordinance as submitted.**

Action Items - Annual Reorganization

**MOTION: Moved by Allen, seconded by Sibley, and voted 5-0 to keep the current officers in place which are as follows: Roxann Wedegartner, Chair; Linda Smith, Vice-Chair; Mary Newton, Clerk; and Linda Smith and Mary Newton as Co-ZBA Liaisons.**

**MOTION: Moved by Newton, seconded by Allen, and voted 5:0 to forward the Chapter 43D (Local Expedited Permitting Program) zoning amendments as recommended by Adam Costa, Esq. of Blatman, Bobrowski & Mead, LLC to the Town Council for consideration.**

Adjournment

**MOTION: Moved by Newton seconded by Sibley, and voted 5:0 to adjourn the meeting at 10:30 p.m.**

Respectfully Submitted,

Eric Twarog, AICP  
Senior Planner/GIS Coordinator