

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD

Minutes of December 17, 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; Mary Newton, Clerk; Jim Allen; Clayton Sibley and alternates Tim Gorts and Joshua Parker.

Also in attendance: Tom McLellan of the ZBA; Eric Twarog, Senior Planner/GIS Coordinator; and members of the public.

Approval of Minutes

MOTION: Moved by Sibley, seconded by Smith and voted 5:0 to approve the meeting minutes from November 5, 2009.

Public Hearings

7:15 p.m.: Alexander T. Miller (55 Leyden Road) - Special Permit application for a Flag Lot and Common Driveway serving 3 lots.

Wedegartner opened the public hearing at 7:15 p.m. and read the public hearing notice. Wedegartner explained the rules and procedures for public hearings to the audience. Wedegartner passed around a sign-in sheet for the public hearing. The following people were present as part of the applicant's team: Alexander T. Miller, property owner and Sara Campbell, P.E. Ms. Campbell gave an overview of the layout of the proposed Flag Lot and Common Driveway to the Board. Newton asked what the width of the Common Driveway will be. Ms. Campbell responded 16 feet. The Board reviewed the Zoning Ordinance and determined that the minimum width for Common Driveways is 18 feet. Allen inquired whether the existing residence at 55 Leyden Road is a two-family house. Mr. Miller responded yes.

Wedegartner opened the hearing up for public comment.

Hope Macary – 46 Leyden Road, Greenfield

Ms. Macary stated that Leyden Road is a very busy road and is not safe. She expressed concerns about additional traffic on Leyden Road. Ms. Macary opposes the proposed plans.

Smith inquired on the number of residences off Pickett Lane. Board discussed the Pickett Lane area. Ms. Macary inquired about the old foundation on the property. Mr. Miller stated that it is from an old barn. Newton asked about Fire Department and DPW comments on this application. Twarog stated that Larry Petrin of the DPW gave a verbal OK to the project and that they had no issues with this proposal. Twarog stated that the Fire Department did submit comments and that they have no issues with the proposal. Wedegartner read the positive ZBA recommendation to the Board. Wedegartner asked McLellan if the ZBA had any issues or concerns with this proposal. McLellan stated that they did not. Allen stated to the Board that the redevelopment of Leyden Woods will result in a 5-10 percent decrease in density and so should decrease traffic on Leyden Road. The Board discussed the traffic issues on Leyden Road.

MOTION: Moved by Smith, seconded by Sibley, and voted 5:0 to close the public hearing at 7:41 p.m.

MOTION: Moved by Newton, seconded by Smith, and voted 5:0 to approve the special permit to allow: 1) a Flag Lot pursuant to Sections 200-7.8 and 200-8.3 of the Greenfield Zoning Ordinance; and 2) a Common Driveway serving three (3) lots pursuant to Sections 200-6.11 and 200-8.3 of the Greenfield Zoning Ordinance for property located at 55 Leyden Road which is located in the Suburban Residential (RB) Zoning District with the following conditions:

1. The applicant shall submit final easement language providing permanent access for all properties served by the Common Driveway pursuant to Section 200-6.11,D(1) to the Town for review and approval by Town Counsel.
2. The applicant shall submit a covenant pursuant to Section 200-6.11,D(6) of the Greenfield Zoning Ordinance to the Town for review and approval by Town Counsel.
3. The Common Driveway shall be eighteen (18) feet in width for the entire length of the driveway.

Action Items

- a. Covenant Release of Lot 13 of Silver Crest Definitive Subdivision Plan

Twarog stated that the Board previously considered the release of this lot some months ago but there was no purchase and sales agreement on the lot. At that time the DPW provided comments that there were no issues with the road. Now there is a purchase and sales agreement for this lot.

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to approve the covenant release of Lot 13 of Silver Crest Definitive Subdivision Plan.

Discussion Items

- a. Green Communities Act Proposed Zoning Amendments/Misc. Zoning Amendments

Twarog reviewed the proposed zoning amendments with the Board. The Board discussed the timing of the public hearing for the proposed zoning amendments. McLellan stated that the EDC has not yet reviewed these amendments but will at their next meeting. In the interest of time, Wedegartner recommended a joint public hearing between the EDC and the Planning Board. McLellan stated that the full Town Council would not likely vote on these proposed amendments until their February meeting.

Adjournment

MOTION: Moved by Newton, seconded by Allen, and voted 5:0 to adjourn the meeting at 8:26 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Senior Planner/GIS Coordinator