

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD Minutes of September 16, 2010 Department of Planning & Development, 114 Main Street

The meeting was called to order at 7:00 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clerk; Clayton Sibley; James Allen; and alternate Joshua Parker.

Also present were Eric Twarog, Director of Planning and Development; Tom McLellan, ZBA Liaison; and members of the public.

ABSENT: Alternate Tim Gorts

Approval of Minutes

MOTION: Moved by Sibley, seconded by Allen and voted 5:0 to approve the meeting minutes from September 2, 2010.

Public Hearings

a. **7:00 p.m.** - Amendments to Sections of the Greenfield Zoning Ordinance:

Section 200, 6.5., Parking Requirements; Footnote # 1 of the Table of Dimensional Requirements; 200-8.4 (C) (1) (a) Site Plan Procedures; add language to the definition of "Abandonment;" and delete definition of "Rooming House."

Wedegartner read public hearing notice. Twarog reviewed the proposed zoning amendments with the Board. McLellan submitted comments from the Licensing Commission which were read into the record by Allen (copy of these comments is hereby made a part of these meeting minutes*). McLellan reviewed his issues on the proposed zoning amendments with the Board. Wedegartner opened the hearing for public comment at 7:25 p.m.

Madeline B. Cantwell

Inquired about alternative technologies for surfacing driveways as opposed to asphalt.

Board discussed alternative technologies for driveways but reached consensus to keep the existing wording as opposed to requiring paving for all driveways.

MOTION: Moved by Sibley, seconded by Smith and voted 5:0 to close the public hearing at 7:48 p.m.

The Board discussed revisions to the proposed zoning amendments and reached consensus on the following revisions:

Amendment #1

- Section 200-6.5(C10)(a): keep the wording of the existing ordinance;

- Section 200-6.5(D1)(c)(ii): replace the words “at least” in the third sentence with the words “not to exceed”;

Amendment #3

Section 200-8.4(C1)(a): remove reference to number of parking spaces and add the words “by right” so that the proposed amendment reads as follows:

- (a) All **by right** uses of less than five thousand (5,000) square feet of floor area ~~or ten (10) or less parking spaces~~ shall be reviewed and approved by the Inspector of Buildings. For all site plans reviewed and approved by the Inspector of Buildings, the application for site plan and seven (7) copies of the site plan shall be submitted and approved prior to the application for a building permit. The Inspector of Buildings shall act on the site plan within forty-five (45) days.

MOTION: Moved by Newton, seconded by Allen and voted 5:0 to forward the revised proposed zoning amendments back to the Economic Development Committee.

Site Plan Approval

- a. Sphere STP, LLC – Redevelopment of the former Rugg Lumber property located at 68-88 Newton Street into a Tractor Supply, Co. retail store of approximately 19,097 sq. ft. plus 15,000 sq. ft. of covered outdoor storage.

Gregory S. Widrick of Sphere Development, LLC introduced the project proponents team to include: Kurt Wendaler of Sphere Development, LLC and Neal Zinsmyer of Napierala Consulting. Mr. Widrick gave a overview presentation on the proposed project to the Board. Board inquired on the hours of operation. Mr. Widrick responded 8:00 AM to 8:00 PM Monday through Saturday and 12:00 PM to 6:00 PM on Sundays. McLellan inquired if there will be automotive repair done and if propane will be sold there. Mr. Widrick responded that that may be small engine repairs done and that propane for gas grills will be available. Wedegartner expressed concern about the snow storage area shown near the intersection of Newton and Fairview Streets. Newton also expressed concern about line of sight safety issues and children safety if the snow is piled too high. Project proponents agreed to move the majority of the snow storage to the rear and the Newton Street sides of the property. Smith inquired about the materials of the building. Mr. Widrick stated that the building will be a combination corrugated steel and block building with earth tone colors. Allen inquired on the number of new jobs as a result of the project. Mr. Widrick responded that for this size store about 15-20 employees. Parker asked about full-time versus part-time employees. Mr. Widrick responded about 10 full-time employees. Project proponents highlighted the revisions to the plan set per the DPW’s and Fire Department’s comments (copy of these comments is hereby made a part of these meeting minutes*).

*** Copy can be viewed at the Department of Planning and Development located at 114 Main Street, Greenfield, MA.**

MOTION: Moved by Sibley, seconded by Newton and voted 5:0 to approve the site plans dated August 23, 2010 with a revision date of September 16, 2010 with the condition that the majority of the snow storage on site be stored at the rear of the property and on the side of the property fronting Newton Street.

Action Items

- a. Request by Country Club Road, LLC for a Covenant Release for Lots 6, 7, 8, 9, 10, and 14 on Silver Crest Lane.

Twarog stated that he contacted the DPW about this request and they are OK with the release of these lots as requested.

MOTION: Moved by Smith, seconded by Newton and voted 5:0 to approve the request by Country Club Road, LLC for a Covenant Release for Lots 6, 7, 8, 9, 10, and 14 on Silver Crest Lane.

The Board discussed the location for their meetings and reached consensus to keep the meetings at the Police Station until such time as a larger table is made available for board meetings at 144 Main Street.

MOTION: Moved by Sibley, seconded by Allen and voted 5:0 to hold Planning Board meetings at the Greenfield Police Station until such time as a larger table is made available for such meetings at 114 Main Street.

Adjournment

MOTION: Moved by Smith, seconded by Newton, and voted 5:0 to adjourn the meeting at 8:52 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development