

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD Minutes of October 21, 2010 Greenfield Middle School Auditorium, 195 Federal Street

The meeting was called to order at 7:07 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 Mayor William Martin; Eric Twarog, Director of Planning and Development; Anita Phillips of the Greenfield Recorder; and members of the public.

Approval of Minutes

MOTION: Moved by Smith, seconded by Newton and voted 5:0 to approve the meeting minutes from October 7, 2010.

Public Hearings

- a. (Continued from September 2, 2010) - Greenfield Investor's Property Development, LLC, Proposed 135,000 square foot retail store off French King Highway (Tax Map R04, Lot 44; Tax Map R05, Lot 23)

Wedegartner continued the public hearing at 7:10 p.m. The following project proponents were present: Tim Sullivan of Goulston & Storrs; Michael Dupree of VHB; and Donna MacNicol of MacNicol & Tombs, LLP. Wedegartner explained the rules of the Board's public hearing process to the audience and announced that the public hearing is being recorded and asked if anyone else was recording the hearing. Wedegartner announced that if people want to speak this evening who haven't signed up yet, that there are sign up sheets just outside of the auditorium.

Public Input Portion of Public Hearing – 7:12 p.m.:

Joanne Lucas – 69 Wildwood Avenue, Greenfield

Expressed concerns over the proposed size of the retail store. Expressed concerns over the proposed restricted left-hand turns for Wildwood Avenue as well as concerns about how the construction of this project may affect her property.

Tim Mosher – 29 Cypress Street, Greenfield

Spoke for the project. Stated that he is concerned about one individual running the show like a puppet master for those who oppose the project. Expressed concerns about the Board not knowing who the tenant is. Stated that businesses in Greenfield have thrived even with the presence of national chain stores.

Dan Finn – 44 James Street, Greenfield

Stated that he is from Pioneer Valley Local First which supports local shopping throughout the Pioneer Valley. He cited several studies on this matter and stated that he is generally against "big box" stores but if one is built, he would like to see solar panels on the roof.

Penny Rickets – 497 Main Street, Greenfield

Spoke for the project.

Jason Houle – 99 Hope Street, Greenfield

Spoke for the project.

Kim Hake – 89 Washington Street, Greenfield

Spoke against the project. Supports an independent Community Impact Assessment.

Margo Jones – 308 Main Street, Greenfield

Wedegartner read a written statement submitted by Margo Jones (copy of comments are hereby made a part of these meeting minutes*). She requests that the Board reduce the size of the store and reduce the number of parking spaces.

Craig Parker – 24 Highland Street, Millers Falls

Spoke for the project.

Denise Andrews – 21 Beach Lane, Orange

Submitted written comments (copy of comments are hereby made a part of these meeting minutes*).

Al Dray – P.O. Box 38, Deerfield

Asked the Board if he could speak about traffic at the meeting at which traffic will be discussed.

Wedegartner stated that yes he could, but that it may be later that evening before he could speak.

Bob Sunderland – 11 Linden Avenue, Greenfield

Spoke for the project and stated that he has spoken to hundreds of people who support this project.

Diane Clancy – 32 Abott Street, Greenfield

Supports a discount store but would like to see it 100,000 sq. ft. or less in size and would like to see rain gardens in the parking lot areas. She stated that without knowing the tenant, Greenfield could end up without a discount retail store.

Nancy Hazard – 30 Spring Terrace, Greenfield

Stated that Greenfield has received a “Leading by Example” award for its green initiatives and that Greenfield has committed to reduce its carbon footprint by 80% by 2050. She also stated that the federal government and the state have made similar commitments so Greenfield is not alone. One way to accomplish this goal is to encourage net-zero energy buildings. She supports a net-zero energy building for this project.

Donovan Eastman – 7 Oak Street, Greenfield

Would like to see a Community Impact Assessment done.

Mary Poirier – 75B Wells Street, Greenfield

Spoke for the project.

Daria Fisk, Greenfield

Thanked the Board for its efforts as well as the audience for their thoughtful comments and concerns. Stated that she believes that this project is an opportunity to bring the community together.

Al Norman – 21 Grinnell Street, Greenfield

Stated that the Board has yet to address the issues that it is tasked to address to include Major Development Review, Corridor Overlay District, Design Guidelines, Special Permit criteria, and Site Plan criteria. Stated that the applicant has yet to submit interior floor plans as required.

Judy Crafts – 51 Pray Drive, Greenfield

Stated that Greenfield is a city now and needs to grow. Stated that she prays it won't take another 17 years for this project to move forward.

Sandra Boston – 15 Abott Street, Greenfield

Spoke for the project.

Craig Parker – 24 Highland Avenue, Millers Falls

Spoke for the project.

Jim Hutchinson – 136 Main Street, Greenfield

Supports a 80,000 – 100,000 sq. ft. store.

John Andrews -

Spoke for the project.

Keith Zaltsberg – 136 Lovers Lane, Greenfield

Stated that Greenfield needs a discount store and asked the Board to require a bus stop on site and to require that the project meets the needs of Greenfield's residents.

Patricia Marcus – 171 High Street, Greenfield

Read from a statement by the president of RKG Associates on tax implications from particular types of developments. Supports an Independent Community Assessment and cited case law from Maine that supports this. Supports a discount store but appropriately sized.

Larry Clark – 40 Peabody Lane, Greenfield

Stated that if the project benefits the residents of Greenfield, then the Board should approve it.

Jason Houle – 99 Hope Street, Greenfield

Supports a larger store.

Tim Mosher - 29 Cypress Street, Greenfield

Spoke for the project. Stated that Greenfield is the county seat and therefore has responsibilities to meet the needs of Franklin County, not just Greenfield.

John Andrews -

Supports the project, but feels for his neighbors who may be impacted by the project.

Tim Sullivan – Goulston & Storrs

Responded to the issue of no tenant by stating again that they currently do not have a tenant.

Smith inquired about the MEPA filing and the issue of a grocery component to this project, will the MEPA filing need to be amended if the grocery component changes. Wedegartner asked the project proponents to provide an answer on the MEPA question for the next meeting.

Al Norman – Representing the Abutters

Requested that the project proponents withdraw their current application without prejudice until a tenant is determined.

Patricia Marcus – 171 High Street, Greenfield

Clarified that Maine state law requires disclosure of tenants, Massachusetts state law does not.

Wedegartner reviewed the schedule for this project with the Board. The next meeting will be Wednesday, November 10, 2010 at 7:00 PM; project proponents to provide a response to comments already received as

well as address the following as requested by the Planning Board: 1) question on the MEPA filing, 2) address how they will market the site; and 3) address the checklist submitted by Attorney Lisa Kent. The Thursday, November 18, 2010 meeting will be to discuss traffic, and the December 2, 2010 meeting will be to discuss the fiscal impact statement.

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

MOTION: Moved by Newton, seconded by Smith, and voted 5:0 to continue the public hearing on the application of Greenfield Investor's Property Development, LLC to November 10, 2010 at 7:00 p.m. at the Greenfield Middle School Auditorium.

Action Items

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to approve the request for a complete release of the covenant for the Wisdom Way Solar Village Condominium project.

Adjournment

MOTION: Moved by Smith, seconded by Sibley, and voted 5:0 to adjourn the meeting at 9:23 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development