

## ***PLANNING BOARD***

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

#### **Minutes of December 2, 2010**

#### **Department of Planning & Development, 114 Main Street**

The meeting was called to order at 7:08 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 members of the public.

#### Approval of Minutes

**MOTION:** Moved by Smith, seconded by Sibley to approve the meeting minutes from November 18, 2010.

Smith stated that she felt there were some omissions regarding her comments on the critical gap data and the lack of queuing and traffic distribution possibly leading to an under estimation of traffic estimates. Smith also noted that Al Norman commented that the Beta Group data was "alarming" as she remembered his exact term to describe his review of the data. As Smith had several comments, Smith withdrew her motion and made a motion to table the minutes of 11/18 until next meeting. Wedegartner asked Smith to make corrections she had discussed presently on a copy of the minutes and submit them for correction before next meeting. Smith agreed that she would do that.

**MOTION:** Moved by Smith, seconded by Allen and voted 5:0 to table the meeting minutes from November 18, 2010 to the next meeting.

**MOTION:** Moved by Sibley, seconded by Newton and voted 5:0 to approve the meeting minutes from November 10, 2010.

Wedegartner explained to the members of the public present, that the public hearing regarding the French King property has been continued to 12/16/2010 at 7:00 PM at the Greenfield High School Cafeteria, 1 Lenox Avenue.

#### ZBA Recommendation

- a. Application of Sphere STP, LLC for property located at 66-86 Newton Street, which is located in a General Commercial (GC) zoning district, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow signage that exceeds the maximum allowed signage within the GC Zoning District.

As there was no location stipulated by applicant for the placement of the free standing sign and due to the significant increases in both size and height, as well as the mixed residential / commercial use of the neighborhood, a motion was made to make no recommendation to the ZBA. The Board felt that the ZBA could make a more informed decision based on more information than what was available to the Planning Board.

**MOTION:** Moved by Smith, seconded by Allen, and voted 5:0 to not make a recommendation to the ZBA on the application of Sphere STP, LLC for property located at 66-86 Newton Street, which is located in a General Commercial (GC) zoning district, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow signage that exceeds the maximum allowed signage within the GC Zoning District.

Mr. Al Dray stopped by the meeting to drop off some drawings he had rendered and some reading material to be reviewed for the next meeting regarding his outlook on the proposed French King retail project. Wedegartner stated the material could be discussed at the continuation of the Public Hearing, but not tonight. Mr. Dray departed. Wedegartner stated there was no other business.

Adjournment

**MOTION:** Moved by Smith, seconded by Sibley, and voted 5:0 to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development