

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD Minutes of January 20, 2011 Greenfield High School Cafeteria, 1 Lenox Avenue

The meeting was called to order at 7:06 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; Kien Ho of BETA Group; GCTV; 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 January 6, 2011.

Action Items

- a. Proposed Amendment #2 of the Bank Row Urban Renewal Plan, Change 39 and 45 Bank Row from "Not To Be Acquired" to "To Be Acquired". Board to make a "determination that the proposed change is in conformance with the general plan for the community as a whole".

MOTION: Moved by Smith, seconded by Newton, and voted 5-0 that the Planning Board, pursuant to the provisions of Mass General Laws 121B, Section 48, determines that the proposed Amendment #2 to the Bank Row Urban Renewal Plan to change 39 and 45 Bank Row from "Not To Be Acquired" to "To Be Acquired" is 1) based on a local survey, and 2) conforms to the comprehensive plan for the locality as a whole.

Public Hearings

- a. (Continued from January 6, 2011) - 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; Patrick Dunford of VHB; Rick Dupuis of VHB; Jenna Stacer-Miccile of Allevato Architects; and Donna MacNicol of MacNicol & Tombs. Wedegartner explained the Board's rules and procedures for public hearings and reviewed the format and content of the meeting. Wedegartner announced that the meeting is being recorded and asked if anyone else was recording the meeting. GCTV responded yes. Wedegartner announced the sign-up sheet. Tim Sullivan introduced his team and gave a PowerPoint presentation dated January 20, 2011, hereby made a part of these meeting minutes*. Kien Ho gave a summary to the Board of the traffic issues involved with this project and how they were addressed through coordination the project proponents engineer and town departments. Newton inquired how Wildwood Avenue mitigation would take place. Kien Ho responded by stating that the Department of Public Works through the Town Engineer Larry Petrin has been heavily involved with discussions on this issue. Mr. Ho stated that the City would likely meet with the neighborhood to identify concerns, then validate those

concerns through various methods. A traffic calming feasibility study would be conducted using the mitigation funds provided by the applicant, which would take place shortly after the store opens, about 3 months or so. Through meetings with the neighborhood after the study is completed, a consensus would be reached on the appropriate traffic calming measure if needed. Smith suggested that this meeting with the Wildwood Avenue neighborhood should take place before the store is built. Tim Sullivan responded by stating that the proposed left-turn restriction for Wildwood Avenue was not acceptable to the residents or the Board so it was determined through consultation with the peer review engineer and town staff that a \$30,000 mitigation fund would be provided for the Town to conduct a traffic calming feasibility study and for implementation of traffic calming measures if it was determined that such measures were needed after construction of the store. Kien Ho clarified that in his experience with traffic calming studies, the neighborhood in question needs to be heavily involved in the process to avoid potential conflicts within the neighborhood. The industry standard for consensus is 60-70%. Wedegartner asked if the rendering of the building showing windows in the front depicts what will be real windows for day lighting or would they be fake windows. Tim Sullivan responded that they will be real windows. Tim Sullivan responded to Mary Newton's earlier question on the height of the new trees to screen the property by stating that the height would be between 6 and 8 feet and that the growth rate would be about 1 foot per year.

Public Input Portion of Public Hearing:

Verne Sund – 47 Leyden Road, Greenfield

Spoke in favor of the project. Stated that he currently experiences traffic issues on Leyden Road due to Murphy Park and Leyden Woods and that other residents need to adjust to similar traffic issues as new developments come into town. Stated that the true traffic impacts will never be known until the store is built. He also suggested several ways to deal with traffic concerns for residents in the vicinity of the new store.

Al Norman - 21 Grinnell Street, Representing the Abutters

Submitted a report on behalf of the abutters from their traffic engineer for the record. Still contends that the gap analysis is flawed and highlighted other traffic concerns.

David Singer - 41 Grinnell Street, Greenfield

Stated that he is representing his precinct, Precinct 5, as a Town Councilor. Suggested to the Board that they approve an 80,000 sq. ft. store and allow the applicant to come back in 5 years for potential expansion after the real numbers are determined.

Mark Berson – 636 Bernardston Road, Greenfield

Spoke against the project due to the projected increase in traffic as well as the existing traffic now generated by the new Cringle Candle Company. Suggested reducing the size of the proposed store.

Sandra Thomas – 50 Crescent Street, Greenfield

Spoke against the proposed project and against the proposed traffic mitigation measures. Suggested reducing the size of the proposed store. Submitted written comments to the Board.

Smith inquired how increased delays at are intersections could be dealt with. Kien Ho responded that these intersections do not warrant a traffic signal, but that there are other ways to deal with such delays such as signal phasing/timing improvements.

Susan Worgattii – 45 Forest Avenue, Greenfield

Spoke against the proposed project due to traffic impacts and suggested a smaller size store.

Ralph Gordon Jr. – 14 Wunsch Road, Greenfield

Spoke against the proposed project due to traffic impacts and aesthetic concerns.

Diane Clancy – 32 Abbott Street, Greenfield

Supports a discount store but suggested a smaller size store, 80,000 – 100,000 sq. ft.

Colby Lunt – 38 Sunrise Avenue, Greenfield

Supports a smaller discount store at a different location to protect the Downtown and neighborhoods. Spoke against the proposed traffic mitigation measures.

Diana Roberts – 63 Newell Pond Road, Greenfield

GCC employee. Spoke against the proposed project due to traffic impacts and the size of the store.

Stephen Jakub – 43 Wildwood Avenue, Greenfield

Spoke against the proposed project due to size, architectural style, and traffic impacts. Suggested a smaller store to mitigate these impacts.

Donovan Eastman – 7 Oak Street, Greenfield

Spoke against the proposed project due to traffic impacts and spoke against the proposed traffic mitigation measures.

Tom Cotter – 30 Sunrise Avenue, Greenfield

Spoke against the proposed project. Spoke about Stone Farm Lane neighborhood issues.

Frederick Clark – 84 Burnham Road, Greenfield

Encouraged the Board to look further into pedestrian access and safety.

John Merz – 19 Sunrise Avenue, Greenfield

Spoke against the proposed project due to traffic concerns for this neighborhood including Turners Falls Road. Spoke against the proposed traffic mitigation measures and suggested a smaller size store.

Wedegartner summarized what she believes to be resident concerns about the proposed store and stated that people have been given ample opportunity to speak on this project. The Board will continue the public hearing to February 3rd and give 1 hour for final public comment and then close the public hearing. Mr. Norman requested that the Board give additional opportunity to comment on the proposed design of the building. Wedegartner responded no.

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

MOTION: Moved by Newton, seconded by Sibley, and voted 5:0 to continue the public hearing on the application of Greenfield Investor's Property Development, LLC to February 3, 2011 at 7:00 p.m. at the Greenfield High School Cafeteria.

Adjournment

MOTION: Moved by Newton, seconded by Allen, and voted 5:0 to adjourn the meeting at 10:13 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development