

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
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GREENFIELD PLANNING BOARD Minutes of February 17, 2011 Greenfield High School Cafeteria, 1 Lenox Avenue

The meeting was called to order at 7:10 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 and Peter McDonald of the Greenfield Recorder; GCTV; and members of the public.

Approval of Minutes

MOTION: Moved by Sibley, seconded by Smith and voted 4:1:0 (Newton abstained) to approve the meeting minutes from January 27, 2011.

Public Hearings

- a. (Continued from January 20, 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 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.

Public Input Portion of Public Hearing:

Amy Clarke – 39 Madison Circle, Greenfield

Spoke about traffic concerns and negative impacts on the Downtown. Supports a smaller size store.

Bob Sunderland – 11 Linden Avenue, Greenfield

Spoke in favor of the proposed store. Used previous projects such as Home Depot and Walgreens as examples of how traffic concerns did not become a reality. Stated that he has driven High Street over the last month and did not experience any traffic delays. Stated that he has talked with many downtown business owners about this project and they would like to see more traffic, both pedestrian and vehicular traffic.

Larry Clark – 40 Peabody Lane, Greenfield

Stated that he has read about 100 reports on similar projects throughout the country since the beginning of this project. Stated that these reports indicate an overall negative impact to communities. Supports a smaller store.

Mike Slahetka – 7 Factory Hollow, Greenfield

Stated that he doesn't want Greenfield to become a Chicopee or West Springfield. Supports a smaller store.

Susanae Glovacki – 7 Madison Circle, Greenfield

Thanked the Board for their efforts. Spoke against the proposed traffic mitigation package and expressed concerns about impacts from increased traffic on local roads and the associated paving costs. Expressed concerns about potential impacts to downtown businesses. Supports a smaller store.

Wanda Pyfrom – 4 Bowles Street, Greenfield

Statement* read into the record by the Chair.

Claire Chang – 4 Grove Street, Gill

Spoke about traffic issues to include noise issues. Submitted a statement* asking the Board to make certain requirements if approved.

John Ward – 4 Grove Street, Gill

Stated that he does not believe that the Board allowed for complete open public input during the public hearing process. Spoke against the proposed project.

Patricia Marcus – 171 High Street, Greenfield

Supports a smaller store. Stated that the Greenfield Coalition for a Sustainable Future has requested that a traffic simulation model be presented to the Board. Spoke against a grocery component. Asked that the Board secure a Conservation Restriction on the north 10-acre parcel.

Al Dray – Deerfield

Submitted a handout* to the Board. Spoke about traffic issues that he believes have not yet been responded to. Supports a smaller store.

Susan Mulgrew – 15 Wildwood Avenue, Greenfield

Spoke against the proposed project due to traffic impacts and spoke against the proposed traffic mitigation measures. Suggested an escrow account to deal with all future traffic issues as a result of the project. Expressed concerns about light pollution.

Milan Dragicerich – 210 High Street, Greenfield

Spoke about traffic concerns, specifically High Street. Supports a smaller store to mitigate traffic issues.

Madeline Cantwell – 136 Lovers Lane, Greenfield

Submitted a handout* to the Board with suggested provisions if the project were approved. Supports a smaller store.

Wedegartner announced that people will have seven (7) additional days to submit written comments to the Board on this project. Comments can be delivered to 114 Main Street.

*** 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 close the public hearing on the application of Greenfield Investor's Property Development, LLC at 8:24 p.m.

Wedegartner reviewed the remaining process with the audience now that the public hearing has been closed. Future meetings will be held at the Police Station meeting room at 321 High Street. The next meeting will be held on Tuesday, February 22, 2011 at 7:00 PM. There will not be a March 3, 2011 Planning Board meeting.

The Board reviewed potential future meeting dates after the March 17, 2011 Planning Board meeting (March 24th, April 7th and 21st).

The Board began its review of the projects compliance with the Corridor Overlay District Ordinance and Design Guidelines. Smith addressed the audience to notify them of how they can obtain the relevant documents that the Board will need to consider for the review of this project. Wedegartner read the Corridor Overlay District purpose and use regulations. Smith inquired on whether there will be a striped bicycle lane on the access drive into the site. Tim Sullivan responded no.

Adjournment

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to adjourn the meeting at 9:03 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development