

PLANNING BOARD

TOWN OF GREENFIELD, MASSACHUSETTS
14 Court Square, Greenfield, MA 01301

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GREENFIELD PLANNING BOARD Minutes of March 15, 2012 Police Station – 321 High Street

The meeting was called to order by Acting Chairperson at 7:03 p.m. with the following members:

PRESENT: Linda Smith, Acting-chair; Mary Newton, Clerk; Clayton Sibley; and James Allen

Also present were Eric Twarog, Director of Planning and Development and Nancy Hazard of GGEC

ABSENT: Roxann Wedegartner, Chair

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

Approval of Minutes

MOTION: Moved by Sibley, seconded by Allen, and voted 3:1:0 (Smith abstained) to approve the meeting minutes from February 2, 2012.

Action Items

- a. Recommendation to Town Council on Petition for East Wayland Drive to be Accepted as a Public Way.

Director Twarog read the review comments from the DPW to the Board. The Board discussed detention ponds versus alternative methods for storm drainage. The Board discussed LED street lighting and whether they could require LED street lighting for this road. Director Twarog stated that the Subdivision Regulations could be amended to require all future projects to have LED street lighting but that the Board could not require LED street lighting for this approved subdivision. Smith requested a copy of the minutes from the approval of the Wayland Pines Subdivision for clarification of why sidewalks were not included in final design.

MOTION: Moved by Newton, seconded by Sibley, and voted 4-0 to forward a positive recommendation to the Town Council for the acceptance of East Wayland Drive as a public way.

ZBA Recommendations

- a. Application of Mark and Tracy Sirum for property located at 10 Park Street, which is located within the Semi-Residential (SR) Zoning District, for a special permit pursuant to Sections 200-4.5 (C9), 200-6.1 (C1), and 200-8.3 of the Zoning Ordinance in order to allow 1) the conversion of a two-family home to a three-family home, and 2) to allow the change, extension or alteration of a legal nonconforming use at this location. This property currently does not meet the lot area requirement for a three-family home.

The Board had no issues with this request.

MOTION: Moved by Sibley, seconded by Allen, and voted 3:1:0 (Newton abstained) to send a positive recommendation to the ZBA on the application of Mark and Tracy Sirum for property located at 10 Park Street, which is located within the Semi-Residential (SR) Zoning District, for a special permit pursuant to Sections 200-4.5 (C9), 200-6.1 (C1), and 200-8.3 of the Zoning Ordinance in order to allow 1) the conversion of a two-family home to a three-family home, and 2) to allow the change, extension or alteration of a legal nonconforming use at this location. This property currently does not meet the lot area requirement for a three-family home.

- b. Application of Joseph P. Mattei, Architect for Valley Steel Stamp (CJBW, LLC), for property located at 15 Greenfield Street, which is located within the Planned Industry (PI) Zoning District, for a variance pursuant to Section 200-8.7 of the Zoning Ordinance in order to allow the construction of an addition to the existing building for manufacturing purposes and to expand the capacity of the existing facility within the required fifty (50) foot front yard setback.

The Board had no issues with this request.

MOTION: Moved by Sibley, seconded by Newton, and voted 4:0 to send a positive recommendation to the ZBA on the application of Joseph P. Mattei, Architect for Valley Steel Stamp (CJBW, LLC), for property located at 15 Greenfield Street, which is located within the Planned Industry (PI) Zoning District, for a variance pursuant to Section 200-8.7 of the Zoning Ordinance in order to allow the construction of an addition to the existing building for manufacturing purposes and to expand the capacity of the existing facility within the required fifty (50) foot front yard setback.

Discussion Items

- a. Upcoming Master Plan Preparation

Twarog reviewed the proposed timeline for the Request for Proposals process to hire a planning consultant to prepare the master plan with the Board. Twarog distributed to the Board a handout from the Chair, Roxann Wedegartner, with her thoughts on the makeup of the Master Plan Steering Committee (MPSC) and other “working” committees. The Board reached consensus that it would review the comments prepared by the Chair and put their own thoughts in writing on the makeup of the MPSC and subcommittees for the next meeting. Discussion ensued on the extent of inclusion of town staff in the MPSC and subcommittees. Director Twarog stated that he would check the previous master plans for Greenfield to find out the size and makeup of any master plan steering committees. He also stated that he would contact the communities of Easthampton, Northampton, Amherst and Keene to learn more about the makeup of their steering committees and subcommittees.

Adjournment

MOTION: Moved by Sibley, seconded by Newton, and voted 4:0 to adjourn the meeting at 8:13 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development