



William F. Martin
Mayor

City known as the Town of
GREENFIELD, MASSACHUSETTS

PLANNING BOARD

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
EricT@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Allen, James (2013)
Newton, Mary (2015)
Sibley, Clayton (2015)
Smith, Linda (2013)
Wedegartner, Roxann (2014)

GREENFIELD PLANNING BOARD
Minutes of February 21, 2013

Department of Planning and Development
114 Main Street, Greenfield

The Planning Board meeting was called to order by Chairperson Wedegartner at 7:05 p.m. with the following members:

PRESENT: Roxann Wedegartner, Chair; Mary Newton, Clerk; James Allen; and Linda Smith

ABSENT: Clayton Sibley

ALSO PRESENT: Eric Twarog, Director of Planning & Development; Lane Kelly, Finance Director; Sara Campbell, Town Engineer; Jim Byrne, Owner's Project Manager from Construction Monitoring Services; Tom Hengelsberg, Architect from Dore and Wittier Architects; Chelsea R. Christenson, PE from Nitsch Engineering; and Mike Yu Liu, LA from The Berkshire Design Group; Kathleen Bernardo from the law firm of Bulkey, Richardson and Gelinas, LLP representing Baystate Franklin Medical Center; Chuck Gijanto, President Baystate Franklin Medical Center; Michael Moran, VP Clinical, Facilities & Guest Services, Baystate Health; Cheryl, Major, Real Estate, Baystate Health; and Mitch Bolotin, VP Colebrook Realty Services.

Chairs Statement that the meeting was not being recorded by the Planning Board and asked if anyone else was recording. No one responded.

Approval of Minutes:

MOTION: Moved by Allen, seconded by Newton and voted 4:0 to approve the meeting minutes of February 7, 2013.

Discussion Item:

- a. Kathleen Bernardo from the law firm of Bulkey, Richardson and Gelinas, LLP representing Baystate Franklin Medical Center would like to discuss a potential zone map change of parcels 80-6, 7, and a portion of 9 from Urban Residential (RA) to Health Service (H).

Ms. Bernardo presented the proposed zone map change to the Board. Baystate Franklin Medical Center is in the process of purchasing parcels 80-6, 7, and a portion of lot 9 from the Roman Catholic Bishop from Springfield. The sale is contingent on a zone change of the property from Urban Residential (RA) to Health Service (H). Baystate Franklin Medical Center's plan is to raze the two existing buildings on the property to construct new physician office space. Wedegartner inquired how



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long the buildings have been vacant. The response was about 15 years for the convent and about 2 years for the school. Wedegartner stated that the Board is at the information gathering stage and at this point sees no reason not to proceed with the initiation of this zone map change. Wedegartner reviewed the legal process for a zone change. The Board inquired on timing requirements. Ms. Bernardo stated that with extensions, they have about 60 days to get this done. Director Twarog stated that the zoning amendment process typically takes about 3 months. Discussion ensued on whether this time frame could be met. Director Twarog stated that he would prepare the zone map change request for the March 7, 2013 meeting of the Planning Board for a vote to forward to the Town Council to initiate the zoning amendment process. Director Twarog recommended changing all parcels in that block from Urban Residential to Health Service. Wedegartner inquired about the area zoned General Industry near the area proposed to be rezoned. Twarog stated that he would need to review existing land uses to see if it makes sense to also rezone that to Health Service.

Site Plan Approval:

- a. Application of the Greenfield School Building Committee c/o Marjorie L. Kelly for site plan review and approval to allow the demolition of the existing high school at 1 Lenox Avenue, construction of the proposed new high school and athletic fields, along with improvements to the landscaping, stormwater management system, vehicular flow patterns, and utilities.

Tom Hengelsberg, Architect from Dore and Wittier Architects presented the proposed site plan to the Board. Mr. Hengelsberg stated that the existing auditorium will be retained from the existing building and that everything else will be new construction. Lenox Avenue will be discontinued, Barr Avenue will become the primary access to the property, and Kent Avenue will remain as an access point to the property. A loop access road surrounds the entire building. The middle portion of Barr Avenue will be discontinued as requested by the Department of Public Works. The Board inquired on the existing number of parking spaces on site. The response was about 270 existing spaces. The new layout will have 282 spaces with 18 of those being handicapped spaces. Allen inquired on the construction date for this project. The response was around April 1, 2013 with final occupancy sometime around August of 2015. Smith inquired about pedestrian/bicycle access to and throughout the property. The response was that this school project is seeking a LEED Silver rating and so there is a requirement to provide for pedestrian/bicycle access. There are existing sidewalks and proposed sidewalks that will create a complete sidewalk network throughout the property. About 30 bike racks will be provided. Wedegartner inquired on what the requirements under LEED are for school sidewalks. The response was eight (8) feet. The existing sidewalk on Silver street is about 4 ½ feet in width and the sidewalk in this area along Federal Street is about ten (10) feet in width. Newton expressed concern about the proposal to use Kent Avenue for two-way traffic, school bus traffic, and pedestrian/bicycle traffic. Discussion ensued on this issue. Director Twarog inquired of the Town Engineer, Sara Campbell, on what the preference of the DPW would be. Ms. Campbell responded that the preference would be to add a striped bicycle lane to Silver Street to keep bicycles off the sidewalk network.



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Mr. Hengelsberg then presented the proposed lighting plan to the Board. Pole heights are proposed to be about 24 feet in height for the tall poles and about 18 feet for the shorter poles. The new lighting will be LED lighting. Director Twarog inquired on whether there will be lighting of the multi-purpose field for night events. The response was no because Veteran's Field, which is lighted, will still be used for football and baseball activities. The Board inquired about site security. Mr. Hengelsberg responded that there will be three (3) doors with keypads for access only to authorized personnel. In order to enter the school proper, someone would need to enter the front door area and get buzzed in by staff through a magnetically locked door.

Chelsea R. Christenson, PE from Nitsch Engineering then presented the utility plans with the Board. Allen inquired whether the Town's existing stormwater system can handle the stormwater from the property. Ms. Christenson responded that after construction, there will be less water going into the system than there is today.

Mike Yu Liu, LA from The Berkshire Design Group then presented the landscaping plan to the Board. Mr. Yu Liu stated that the proposed landscaping is about 50 percent of what was originally proposed for this project but due to budgetary constraints, had to be reduced in scope.

The Board reviewed comments from the Fire Department, Department of Public Works, and the Department of Planning and Development. Information on Knox Boxes from the Fire Department was given to the Applicant.

- MOTION:** **Moved by Smith, seconded by Newton and voted 4:0 to approve the application of the Greenfield School Building Committee c/o Marjorie L. Kelly for site plan approval to allow the demolition of the existing high school at 1 Lenox Avenue, construction of the proposed new high school and athletic fields, along with improvements to the landscaping, stormwater management system, vehicular flow patterns, and utilities with the following conditions:**
- 1) The Applicant shall address all comments and provide all requested information to the Greenfield Fire Department as requested in their memo dated February 11, 2013; and**
 - 2) The Applicant shall provide three (3) complete sets of revised site plans to the Department of Planning and Development within thirty (30) days from the date of approval.**

Action Items

- a. Schedule a Joint Public Hearing with the EDC for a Recommendation to the Town Council on a Citizen Petition Zoning Amendment to Establish a Moratorium on "Biomass Energy and Waste-to-Energy" facilities in Greenfield.



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Wedegartner informed the Board that a joint public hearing with the EDC on the Citizen Petition Zoning Amendment to Establish a Moratorium on “Biomass Energy and Waste-to-Energy” facilities in Greenfield has been scheduled for 7:00 p.m. on Thursday, March 7, 2013 at the Department of Planning and Development at 114 Main Street.

Adjournment

MOTION: Moved by Smith, seconded by Newton, and voted 4:0 to adjourn the meeting at 8:51 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development