



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 May 16, 2013**

**Department of Planning and Development**  
**114 Main Street, Greenfield**

The Planning Board meeting was called to order by Chairperson Wedegartner at 7:00 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clerk; James Allen; and Clayton Sibley

The EDC meeting was called to order by Chairman Devlin at 7:00 p.m. with the following members:

**PRESENT:** Patrick Devlin, Chair; Keith Zaltzberg; Mark Maloni; and Karen Renaud

**ABSENT:** Mark Wisnewski

**ALSO PRESENT:** Councilor Norman Hirschfeld; Councilor Dalton Athey; Eric Twarog, Director of Planning & Development; Chuck Gijanto, President BFMC, Dr. Mark Keroack, Executive V.P and COO, Baystate Health, Michael Moran, VP, Clinical, Facilities & Guest Services, Baystate Health, Cheryl Major, Real Estate, Baystate Health, Steve Bradley, Government, Community Relations and Public Affairs; Mitch Bolotin, VP, Colebrook Realty Services – listing Broker for the Diocese; and members of the public.

CHAIRS STATEMENT by Wedegartner and Devlin: 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 4:1:0 (Newton abstained) to approve the meeting minutes of April 18, 2013.

The April 4, 2013 meeting minutes have not yet been prepared.

Joint Public Hearing:

- a. 7:00 p.m.: Joint public hearing of the Greenfield Planning Board and the Economic Development Committee of the Greenfield Town Council to consider the following proposal to amend the Greenfield Zoning Map:



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Re-zone Parcels 80-6, 80-7, and 80-9 from Urban Residential (RA) to Health Services (H), re-zone the portion of Parcel 80-1 from Urban Residential (RA) to Health Service (H), and re-zone the portion of Parcel 80-10 from Urban Residential (RA) to Limited Commercial (LC) so that the entire parcel is Limited Commercial (LC).

Wedegartner read public hearing notice for the record and reviewed the public hearing process for the audience. Kathleen Bernardo gave an overview of the re-zoning request for the Board and EDC. Devlin inquired what the Baystate Franklin Medical Center (BMFC) plans are for the properties in question. Mr. Gijanto gave an overview of their plans. 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. Mr. Gijanto clarified that there will be no operating rooms in the proposed new facilities. Wedegartner opened up the hearing for public comment.

#### Patti Williams, 147 Davis Street, Greenfield

Supports the re-zoning proposal. Commented that the community needs updated facilities especially operating rooms. She stated that OR's are need over additional office space. Mr. Gijanto responded that they are working on both.

#### Hazel Dawkins, 91 Smith Street, Greenfield

Supports the re-zoning proposal. Expressed concern about the lack of sufficient pediatric care at BFMC and that often times, residents need to drive to Baystate Medical because of this issue. Mr. Gijanto responded that there is no shortage of pediatric physicians at BFMC. He stated that the realty today is that community hospitals do not see as many pediatric patients as in the past due to an increase in preventive medicine.

#### George Touloumtzis, 27 Abbott Street, Greenfield

Supports the re-zoning proposal. Inquired on the use of the existing buildings. Mr. Gijanto responded that due to the need for the efficient use of medical facilities, that often times it is better to build new as opposed to rehabilitating existing buildings. The existing buildings were looked at but unfortunately, in this case, they need to be demolished and new buildings constructed. Mr. Gijanto stated that the new architectural model for medical facilities is an open architecture for better patient movement and care.

#### Barbara Bernstein, 22 Myers Farm Lane, Greenfield

Supports the re-zoning proposal. Stated that she was a recent patient at BFMC and that the care was excellent. Expressed concern about mental health care at BFMC and in general. Mr. Gijanto responded that due to state cutes, these services are disappearing state-wide. The new model is a holistic approach to include mental health care services. Ms. Bernstein stated that families are more burdened by budget cuts than hospitals are and commented on additional services needed. She



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doesn't agree that there are enough pediatric physicians in the Greenfield area as there are often long waits for such appointments.

Chairman Devlin asked Mr. Gijanto if they participate in the PILOT Program. Mr. Gijanto responded that they have been in discussion about this with the Mayor but didn't reach any firm decisions.

#### Stanley Bernstein, 22 Myers Farm Lane, Greenfield

Supports the re-zoning proposal. Inquired whether there exists any written comparison between Baystate Medical and Baystate Franklin Medical Center in terms of services provided. Mr. Gijanto responded that Baystate Medical has many more services than BFMC but he is not aware of any such written comparison.

Wedegartner inquired on 48 Sanderson Street once new offices are built. Mr. Gijanto responded that there are no plans on moving existing physicians from 48 Sanderson Street, additional physicians will be brought in for the new offices.

#### Councilor Dalton Athey, 121 High Street, Greenfield

Supports the re-zoning proposal. Councilor Athey stated that his daughter recently received excellent care at the BFMC. The physicians at BFMC were able to provide a diagnosis for a problem that Boston physicians were unable to diagnose. Inquired on future services by the BFMC. Expressed his desire to see an agreement between the BFMC and the community that clearly specifies existing and future services. Mr. Gijanto responded that ten years ago, this may have been possible but in today's rapidly changing medical world, this really can't be done. Mr. Gijanto stated that 65% of their business is paid by Medicare and Medicaid so the recent cuts to these programs will have a significant impact.

Discussion ensued on the issues of needed services and the health care industry in general.

George Touloumtzis inquired on how the original request was expanded to the current proposal. Wedegartner responded that when the Board considered this request it made sense given the existing configuration of zoning district boundaries to expand the original request to include additional parcels. The parcel where the church is located is currently split by two districts so the Board wanted to expand the Limited Commercial District to include the entire parcel.

Chairman Devlin inquired about the existing helipad and asked if anything has been done about the fact that a portion of the helipad is on town-owned land. Attorney Bernardo responded that they have discussed this issue with the Mayor but nothing has been finalized at this time.

**MOTION: Moved by Smith, Seconded by Newton; and voted 5:0 to close the Planning Board's public hearing at 8:14 p.m.**



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**MOTION:** Moved by Maloni, Seconded by Zaltzberg; and voted 4:0 to close the EDC's public hearing at 8:15 p.m.

Site Plan Review:

- a. Dyer Investment Company, LLC - Application for Site Plan Review for a retail store (Whitney Hill Antiques & Auctions of Greenfield) selling used items and antiques at 22 Wells Street. No live auctions will be held at this location.

Director Twarog stated that he received a letter requesting that the site plan review for 22 Wells Street be moved to the June 6, 2013 meeting of the Planning Board.

**MOTION:** Moved by Smith, Seconded by Newton; and voted 4:1:0 (Allen abstained) to approve the request to move the site plan review of 22 Wells Street to the June 6, 2013 meeting of the Planning Board.

ZBA Recommendations:

- a. Application of Dawn Jenner, for property located at 451 Davis Street, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to allow a six (6) foot high fence along a portion of the front yard along Harrison Avenue.

**MOTION:** Moved by Sibley, seconded by Newton and voted 5:0 to forward a positive recommendation to the ZBA on the application of Dawn Jenner for property located at 451 Davis Street, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.2(E) and 200-8.3 of the Zoning Ordinance in order to allow a six (6) foot high fence along a portion of the front yard along Harrison Avenue.

The Board had no issues with this request.

- b. Application of Studio Junction, LLC for property located at 56 Bank Row, which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C10), (C16) and 200-8.3 of the Zoning Ordinance in order to allow either "wholesale trade and distribution" or a "trade shop" at this location.

**MOTION:** Moved by Newton, seconded by Sibley and voted 5:0 to forward a positive recommendation to the ZBA on the application of Studio Junction, LLC for property located at 56 Bank Row, which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(C10), (C16) and 200-8.3 of



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**the Zoning Ordinance in order to allow either “wholesale trade and distribution” or a “trade shop” at this location.**

The Board discussed both uses had no issues with either use.  
Next Meeting scheduled for June 6, 2013.

Action Items:

- a. Planning Board Vote to Extend the Bendix Property Preliminary Subdivision Plan Approval to November 1, 2013.

Director Twarog explained to the Board that because the Town Engineer is doing the engineering portion of the Bendix Definitive Subdivision Plan working with the surveyor Dale Merrit, more time is needed to complete the plan.

**MOTION: Moved by Smith, seconded by Allen and voted 5:0 to extend the Bendix Property Preliminary Subdivision Plan Approval to November 1, 2013.**

The Board had no issues with this request.

Discussion Item:

- a. Potential Moratorium on Medical Marijuana Dispensaries

Director Twarog gave an overview of the new law allowing for Medical Marijuana Dispensaries/Treatment Centers in the Commonwealth of Massachusetts. Director Twarog further explained to the Board the Mayor’s desire for a temporary moratorium on such facilities in Greenfield in order to study and prepare an ordinance for Greenfield regulation these facilities.

**MOTION: Moved by Smith, seconded by Newton, and voted 5:0 to forward the draft ordinance for a moratorium on Medical Marijuana Dispensaries/Treatment Centers to the Town Council to initiate the zoning amendment process.**

Adjournment:

**MOTION: Moved by Smith, seconded by Newton, and voted 5:0 to adjourn the meeting at 8:50 p.m.**



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Respectfully Submitted,

Eric Twarog, AICP  
Director of Planning and Development