



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.

Virginia Desrogher (2016)
Newton, Mary (2015)
Pottern, Jamie (2016)
Sibley, Clayton (2015)
Smith, Linda (2016)
Touloumtzis (2014)
Wedegartner, Roxann (2014)

GREENFIELD PLANNING BOARD
Minutes of April 17, 2014

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:10 p.m. with the following members:

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Mary Newton, Clerk
Clayton Sibley and Virginia DeSorgher

ALSO PRESENT: George Touloumtzis and Jamie Pottern, Planning Board Alternates.
Also present were members of the public: Eileen Deveney, Alexander Duda, Mary Anne
Duda, Tom Peckett, Chris Arena, and Bruce Mainville.

Discussion Items:

- a. Review of Draft Outline for a Housing Plan for Greenfield to be Prepared by the FRCOG under Local Technical Assistance.

A presentation was given by Megan Rhodes of the FRCOG. She outlined the actions that need to be taken in order to increase housing numbers and why it is important to keep housing affordable for our residents. She outlined challenges facing Greenfield in creating additional housing, such as increased burden on waste water treatment plant and other municipal services. She also explained that we need to maintain or exceed 10% of affordable low-income housing in order to be eligible to receive grants/funding. She indicated that some of Greenfield's Subsidized Housing Inventory (SHI) units will be expiring and need to be renewed. She is working on the Slum and Blight study first to see if Greenfield qualifies for Community Development Block Grants (CDBG). She expects to turn the first portions of her Housing Plan report over to the Planning Board by the end of this summer.

Megan also spoke on the possible effects of passenger/commuter rail and broadband coming to Greenfield with regard to housing. Sibley also brought up the Springfield casino issue's possible effect on Greenfield's economy. He stated that Northampton did a study and that their analysis indicated a 30 mile radius is affected by such changes. Megan stated that the "knowledge corridor" for Greenfield or Franklin County may afford net increases of people living in the area and working outside of Greenfield if a true commuter rail service and the Transportation Bond Bill are passed, it could substantially increase our local population and thus the demand for housing and rentals.



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b. Potential Re-zoning of Parcel 108-42 (104 Silver St) for Lundgren Honda from Urban Residential (RA) to Limited Commercial (LC).

Wedegartner stated that with regard to the rezoning issue, the Planning Board was being asked by Attorney David Singer to put this off until they have a chance to work with Maureen Pollock regarding the wetlands, etc. He stated that Mr. Lundgren is interested in trying to do something with the drainage of that area to relieve the wetland situation and to make the zone change more palatable to neighbors.

Maryanne Duda was upset that Mr. Lundgren and David Singer didn't notify them that the issue was being postponed as they took time out of their schedules to attend the Planning Board meeting thinking that an issue affecting them was on the schedule. Mrs. Duda said she has spoken to all of her neighbors and none of them wants this change to happen. Eileen Deveny said she realizes now that it's just not for employee parking but that Lundgren also wants to use it for a car lot, so she will have noise next door 24/7 with people smoking while looking at cars, kids crying, car alarms going off, etc.

Wedegartner explained the process going forward. The Planning Board would submit a recommendation to the Town Council and then they send it back to the Board for a public hearing. Often for expediency and ease, the Planning Board and the EDC will hold a joint public hearing, but it can be done separately. At the public hearings or joint public hearing, the abutters will have a chance to speak. Also, the ZBA can explain their thinking with regard to Tom McClellan's letter or they can hold another meeting on this issue for transparency and as a matter of public record. Then the Planning Board can go over all of the info and ultimately make a recommendation to the Town Council. Wedegartner stated that the ultimate decision will be made by the Town Council. The ZBA and Planning Boards can only offer recommendations to the Town Council for their consideration.

As all of the abutters in attendance were upset over the potential re-zoning issue and how it would affect their quiet enjoyment of their yards/property, Newton asked Wedegartner if a site visit would be allowable, understanding that it is for viewing the abutting properties and hearing concerns of the residence only and not for any deliberations, so as to not violate open meeting laws. The Board came to a consensus that a sight visit would be appropriate and helpful so that when the time came for deliberations, a more thoughtful process could ensue.

Wedegartner closed the discussions and the Planning Board agreed to continue further discussion of this issue at their next meeting on May 1, 2014, once returning to the Planning Department from a site visit scheduled for 6:30 pm at 50 Warner Street.

Correspondence:

ZBA chairman, Tom McClellan, sent a letter in response to the potential re-zoning of 104 Silver Street for Lundgren Honda. Although the ZBA did not have an official meeting, McClellan's letter indicated that there were



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private conversations with various ZBA members regarding this issue and that perhaps some sort of a consensus was formed, as the letter stated the ZBA was not in favor of this potential change.

George Touloumtzis brought up concerns regarding this letter and that an opinion was synthesized by the ZBA without the public having access to those conversations. Wedegartner stated that the chair has a right to have a private one on one conversation with individual members, but did not offer an opinion on the formulation of a consensus. Wedegartner stated that she would bring the Boards concern for the lack of public access to the ZBA's discussions to Tom McClellan's attention.

Board and Staff Reports:

None.

Next Meeting:

Next Meeting was set Thursday, May 1, 2014. The site visit of abutter's yards (regarding the 104 Silver Street property potential re-zoning) will take place just before the meeting. The site visit will start at 6:30 pm at 50 Warner Street. Upon completion of the site visit, Board members will proceed back to the Department of Planning and Development located at 114 Main Street, Greenfield to begin their meeting.

Adjournment:

MOTION: Moved by Smith, seconded by Sibley, and voted 5:0 to adjourn the Planning Board meeting at 8:33 p.m.

Respectfully Submitted,

Mary S. Newton
Secretary
Greenfield Planning Board