



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.

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

GREENFIELD PLANNING BOARD
Minutes of June 5, 2014

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:03 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice Chair; Clayton Sibley and Virginia DeSorgher

ABSENT: Mary Newton, Clerk

ALSO PRESENT: George Touloumtzis and Jamie Pottern, Planning Board Alternates.

REPRESENTATIVES FOR BAYSTATE FRANKLIN MEDICAL CENTER:
Kirsten Waltz, Beverly Pomeroy, Richard Sears, Sean Gauvin, Derek Noble, Chris Tate, Tom Hogan, Daren Gray, Shaun Kelly

Wedegartner brought Alternate Jamie Pottern on as a voting member.

Approval of Minutes:

MOTION: Moved by Sibley, seconded by Pottern, and voted 5:0 to table the meeting minutes of May 15, 2014.

Public Hearing:

7:00 p.m.: Application of Baystate Franklin Medical Center for property located at 164 High Street (Assessor's Map 79, Lot 17 & Map 80, Lot 14), which is located in the Health Service (H) Zoning District, for a special permit pursuant to Sections 200-8.3, 200-6.7(A1) and 200-7.12 (Major Development Review) of the Zoning Ordinance in order to build a hospital addition that is more than 40,000 square feet of gross floor area and for three (3) building mounting signs totaling 240 square feet.

The various representatives for Baystate Franklin Medical Center presented their plan for the hospital expansion. The proposed project consists of the modernization of the existing 40-year old surgery suite with a proposed two-story addition of approximately 53,000 square feet. The Medical Office Building (MOB) was demolished 3-4 years ago for the purpose of this surgery modernization project. Currently, the operating rooms (ORs) are between 300 to 450 square feet in size. The proposed ORs will be between



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600 to 750 square feet in size to meet current standards. No new office space will be provided, just a reorganization of existing services. Mechanical units will be located on the roof of the new space, one air-handler on the roof/one inside on the ground floor. The new addition will use materials to blend with the existing building to include the use of bricks, metal panel accents, and monolithic stone panels. The existing loading area will be kept in tact which is capable of handling 40 foot and 53 foot trucks. Truck traffic is limited to medical supplies, food services, and laundry. The proposed start of construction for this project is September 2014.

Touloumtzis questioned the bike racks. Grey responded that there are existing bike racks by the Emergency Room but will try to make them more visible. Pottern questioned L.E.E.D.S certification. Waltz responded that they are using the Green Guide for this project. A question was asked about renovating the existing parking lot to address drainage issues discussed by Town Engineer Sara Campbell. Pottern was in agreement with Sara Campbell's recommendations.

MOTION: Moved by Sibley, Seconded by DeSorgher, and voted 5:0 to approve the application of Baystate Franklin Medical Center for property located at 164 High Street (Assessor's Map 79, Lot 17 & Map 80, Lot 14), which is located in the Health Service (H) Zoning District, for a special permit pursuant to Sections 200-8.3, 200-6.7(A1) and 200-7.12 (Major Development Review) of the Zoning Ordinance in order to build a hospital addition that is more than 40,000 square feet of gross floor area and for three (3) building mounting signs totaling 240 square feet with the following condition:

- 1) Approval is contingent upon a positive recommendation from the Zoning Board of Appeals. If the ZBA positive recommendation has no conditions or recommendations attached to it, then the special permit is approved.

ZBA Recommendations:

- a. Application of EDS Enterprises, LLC for property located at 72 Prospect Street (Assessor's Map 26, Lot 27), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the reconstruction of the front porch on the original footprint which encroaches in the required Front Yard setback.

MOTION: Moved by Smith, seconded by DeSorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of EDS Enterprises, LLC for property located at 72 Prospect Street (Assessor's Map 26, Lot 27), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1(C) and 200-8.3 of the Zoning Ordinance in order to allow the reconstruction of the front porch on the original footprint which encroaches in the required Front Yard setback.



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The Board had no issues with this request.

- b. Application of Western Mass. Electric Company for property identified as Assessor's Map R41, Lot 28, which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C3) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of the fenced area of an existing electric substation to accommodate equipment upgrades and improvements as part of an area wide system upgrade.

MOTION: Moved by Sibley, seconded, by DeSorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Western Massachusetts Electric Company for property identified as Assessor's Map R41, Lot 28, which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C3) and 200-8.3 of the Zoning Ordinance in order to allow the expansion of the fenced area of an existing electric substation to accommodate equipment upgrades and improvements as part of an area wide system upgrade.

The Board had no issues with this request. Pottern questioned why no representative from Western Mass. Electric Company was present. Wedegartner responded that the Planning Board is not the Special Permit Granting Authority for this application, the ZBA is.

- c. Application of Padula Brothers, Inc. – John Deere Dealership for property located at 189-191 Shelburne Road (Assessor's Map R25, Lots 9 & 10), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C23), 200-6.5(A6), 200-6.7(F1) and 200-8.3 of the Zoning Ordinance in order to allow the open storage of raw materials, finished goods, or equipment; allow relief from parking requirements; and to allow relief from sign regulations.

Touloumtzis raised the issue of traffic flow and suggested that the parking angle and flow of traffic be reversed.

MOTION: Moved by smith, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Padula Brothers, Inc. – John Deere Dealership for property located at 189-191 Shelburne Road (Assessor's Map R25, Lots 9 & 10), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C23), 200-6.5(A6), 200-6.7(F1) and 200-8.3 of the Zoning Ordinance in order to allow the open storage of raw materials, finished goods, or equipment; allow relief from parking requirements; and to allow relief from sign regulations.



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With a concern about traffic flow and a possible change to it. The Board thought that the suggested change in traffic flow and parking angle put forth by Touloumtzis would be an improvement to the traffic flow.

Adjournment:

MOTION: Moved by Sibley, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 8:51 p.m.

Respectfully Submitted,

Clayton Sibley
Greenfield Planning Board