



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

GREENFIELD PLANNING BOARD
Minutes of August 21, 2014

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:00 p.m.

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

ALSO PRESENT: George Touloumtzis and Jamie Pottern, Planning Board Alternates; and members of the public.

Wedegartner brought Alternate Jamie Pottern on as a voting member. At this time the Chair offered up a moment of silence in memory of Mary Newton.

Approval of Minutes:

MOTION: Moved by Sibley, seconded by Pottern, and voted 4:1:0 to (Smith abstained) approve the meeting minutes of July 17, 2014.

Site Plan Review:

- a. Application of Greenfield Auto Wrecking (Antonio & Michelina Siano) for Site Plan Review to allow a used car dealership at 405 Deerfield Street which is located within the General Commercial (GC) Zoning District.

The Applicant had no comments. Wedegartner read review comments from Town Departments to include: Department of Planning and Development; Health Department; Licensing Commission; and the Building Inspector. Discussion ensued on whether lighting is required under the parking requirements of the Zoning Ordinance for the proposed use. Director Twarog stated that he asked the Building Inspector about this and got no definitive answer. Pottern inquired on whether there are environmental concerns relative to the existing stream along the eastern portion of the property. Director Twarog responded that the proposed use would not increase the area of existing asphalt so therefore does not need to go before the Conservation Commission. The Board discussed potential conditions to any site plan approval.



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- MOTION:** Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the application of Greenfield Auto Wrecking (Antonio & Michelina Siano) for Site Plan Review to allow a used car dealership at 405 Deerfield Street which is located within the General Commercial (GC) Zoning District with the following conditions:
1. Parking spaces 2-7 shall be set back from the front property line a minimum of ten (10) feet as required under Section 200-6.5(B3) of the Zoning Ordinance;
 2. Any future lighting proposed for the site must be approved by the Planning Board through a modification of this Site Plan Approval;
 3. Any increase or alteration of the existing asphalt in the area of the existing stream along the eastern portion of the property must be approved by the Conservation Commission; and
 4. This approval does not include automotive repair which requires a special permit from the Zoning Board of Appeals.
- b. Application of Westfield Ready-Mix (Jason Ouellette) for Site Plan Review to allow the rehabilitation and re-use of a concrete batch processing plant at 194 Cleveland Street which is located within the General Industry (GI) Zoning District.

The following project proponents were present: Tony Wonseski, SVE Associates; Jason Ouellette, Lee Ouellette, and Norm Magnanti of Westfield Ready-Mix. Mr. Wonseski stated that according to city records the original plant was constructed in 1956 which was a year before Greenfield adopted zoning bylaws. Mr. Wonseski reviewed the proposed site plan with the Board and explained that the General Industry (GI) Zoning District has a 50 foot height limitation. The existing facility has some features that exceed the 50 foot height limitation to include antennae structures and the aggregate hopper. Mr. Wonseski stated that the antennae structures will be removed but the aggregate hopper will stay. The proposed hours of operation are from 6:00 a.m. to 7:00 p.m. with periodic night time hours. The periodic night time hours of operation would occur when a customer such as MASS DOT is working at night to avoid significant traffic delays and transportation disruption. Mr. Wonseski further explained that there will be no repairs on or refueling of vehicles on the property except for emergency repairs. The property has municipal water and sewer services. The existing electric lines are underground. No piping for stormwater drainage is proposed, the drainage will be sheet flow. No signage is being proposed for this use. Mr. Wonseski that once permits are obtained, Westfield Ready-Mix will set up a temporary portable batch plant for interim operations until construction work on the existing plant is completed. After the plant has been renovated, the temporary portable batch plant will be removed. Smith inquired on how long it will take to renovate the existing plant. The proponents' response was one year or sooner. The plant will have 5-8 employees at the site at any given time which includes the plant operator. Approximately 6 concrete trucks will operate out of this plant depending on market conditions. The applicant will be constructing new chain link fencing for security purposes and will be installing a stockade fence along the existing residential lots on the north side of the property for screening and privacy. The applicant will be providing a concrete



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washout area and water quality treatment area. Lighting will be provided as required for security and safe operations during evening hours. The lighting will be downcast and directed away from the residential properties. The applicant is providing on-site stormwater treatment and management facilities. Presently, stormwater drains westerly to a 4 foot wide box culvert which drains runoff under the railroad tracks. Wedegartner read review comments from town departments to include: Department of Planning & Development; Engineering from DPW; and Health Department. Wedegartner inquired on whether the proposed drainage basins will be mowed grass or have plantings as questioned in DPW's review comments. Mr. Wonseski responded that they will be mowed grass. Mr. Wonseski stated that they will be meeting with the Board of Health at their August 27, 2014 meeting. Wedegartner inquired on the noise levels of the proposed use. The response was that the plant itself is not that noisy. Most of the noise would come from the concrete truck engines. Smith inquired on how long it takes to load a concrete truck. The response was about six (6) minutes. Sibley inquired on whether the existing train spur would be utilized. The response was that it will be removed. Touloumtzis inquired on the height of the aggregate hopper. The response was 69 feet. Wedegartner asked why the plant starts at 6:00 a.m. The response was that typically construction jobs start at 7:00 a.m. so the concrete has to be ready at that time. Sibley inquired on how often the periodic night time hours occur. The response was that for the Springfield area, about five (5) times in the last year. Touloumtzis asked about the noise from the concrete trucks backing up and if anything could be done about that. The response was that they are required by law to have the backup noise signal.

MOTION: Moved by Smith, seconded by Sibley, and voted 5:0 to approve the site plan to allow the rehabilitation and re-use of a concrete batch processing plant at 194 Cleveland Street as submitted with the following conditions:

1. Hours of operation shall be between the hours of 6:00 a.m. and 7:00 p.m. with periodic night time hours; and
2. During excavation, the Applicant shall ensure that a minimum of five (5) feet of cover is maintained for the existing water service line.

ZBA Recommendations:

- a. Application of June & John Gregory Caloon for property located at 371 Green River Road (Assessor's Map R33, Lot 39), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the required front yard setback from fifty (50) feet to forty nine (49) feet nine (9) inches for the potential approval of a flag lot at this location.

The Board had no issue with this request.



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MOTION: Moved by Sibley, seconded by Desorgher and voted 5:0 to forward a positive recommendation to the ZBA on the application of June & John Gregory Caloon for property located at 371 Green River Road (Assessor's Map R33, Lot 39), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the required front yard setback from fifty (50) feet to forty nine (49) feet nine (9) inches for the potential approval of a flag lot at this location.

b. Application of New Cingular Wireless PCS, LLC for property located at 10 Congress Street (Assessor's Map 52, Lot 14), which is located in the Semi-Residential District (SR) Zoning District, for a special permit pursuant to Sections 200-7.14 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a Wireless Communications Facility on an existing rooftop structure to include 12 antennas, fiber optic and other misc. equipment, equipment shelter and generator at this location.

The Board had no issues with this request.

MOTION: Moved by Sibley, seconded by Smith and voted 5:0 to forward a positive recommendation to the ZBA on the application of New Cingular Wireless PCS, LLC for property located at 10 Congress Street (Assessor's Map 52, Lot 14), which is located in the Semi-Residential District (SR) Zoning District, for a special permit pursuant to Sections 200-7.14 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a Wireless Communications Facility on an existing rooftop structure to include 12 antennas, fiber optic and other misc. equipment, equipment shelter and generator at this location.

c. Application of Congfan Li for property located at 6 Verde Drive (Assessor's Map R17, Lot 45), which is located in the Rural Residential (RC) 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 the installation of a six (6) foot high fence along a portion of the front property line on a corner lot.

The Board discussed the desired location of the proposed fencing.

MOTION: Moved by Sibley, seconded by Desorgher and voted 5:0 to forward a positive recommendation to the ZBA on the application of Congfan Li for property located at 6 Verde Drive (Assessor's Map R17, Lot 45), which is located in the Rural Residential (RC) 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 the installation of a six (6) foot high fence along a portion of the front property line on a corner lot with the



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recommendation that the fence be installed behind the existing arborvitae so that the arborvitae can be seen from Country Club Road.

- d. Application of Tina M. Schneider for property located at 65 Graves Road (Assessor's Map R12, Lot 36), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 5 kW ground-mounted solar system at this location.

The Board had no issues with this request.

MOTION: Moved by Sibley, seconded by Desorgher and voted 5:0 to forward a positive recommendation to the ZBA on the application of Tina M. Schneider for property located at 65 Graves Road (Assessor's Map R12, Lot 36), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-7.16 and 200-8.3 of the Zoning Ordinance in order to allow the installation of a 5 kW ground-mounted solar system at this location.

Discussion Items:

- a. Proposed Amendments to the Water Supply Protection District Ordinance and Official Zoning Map.

Director Twarog reviewed the proposed amendments with the Board.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to forward the proposed zoning amendments to the Official Zoning Map and Water Supply Protection District to the Town Council to initiate the zoning amendment process.

- b. Proposed Re-zoning of the Former Lunt Silversmiths property (298 Federal Street) from General Industry (GI) to Limited Commercial (LC) and Urban Residential (RA) to match the existing zoning along Federal Street.

Director Twarog reviewed the proposed amendments with the Board.

MOTION: Moved by Sibley, seconded by Smith, and voted 5:0 to forward the proposed re-zoning of the former Lunt Silversmiths property (298 Federal Street) from General Industry (GI) to Limited Commercial (LC) and Urban Residential (RA) to match the existing zoning along Federal Street to the Town Council to initiate the zoning amendment process.



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Next Meeting:

Wedegartner stated that due to no business on the agenda, the September 4, 2014 meeting of the Planning Board will be cancelled. The next meeting will be on September 18, 2014.

Adjournment:

MOTION: Moved by Sibley, seconded by Desorgher, and voted 5:0 to adjourn the Planning Board meeting at 8:53 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development