



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 (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of November 6, 2014

Department of Planning and Development
114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:02 p.m.

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

ALSO PRESENT: Eric Twarog, Director of Planning & Development; the project proponents; Nancy Hazard; and Mark Maloni.

Approval of Minutes:

MOTION: Moved by Smith, seconded by Sibley, and voted 5:0 to approve the meeting minutes of October 16, 2014 as amended.

Presentations:

- a. Presentation on Greenfield's Community Development Block Grant (CDBG) Program by Alice Connelley

Alice Connelley gave an overview of the history of the Community Development Block Grant (CDBG) Program and reviewed the types of projects that Greenfield has done in the past using this funding. Ms. Connelley provided a summary of the timing of the grant application process, the typical amount of the grant funding, and the review and approval process for projects that the funding will be used for. The following summary was provided by Ms. Connelley:

Five years of Community Development Block Grants

Housing Rehabilitation: This program assists low-moderate income homeowners to bring their homes in compliance with the Massachusetts Sanitary Code, eliminate lead and/or asbestos, and assist in making homes energy efficient. During the past 5 years, the Town has used in excess of \$1,114,600 in CDBG funds to renovate 55 units of housing.

First-time Homebuyer Program: Using \$200,000 in CDBG funds, the Town was able to assist 8 new property owners purchase their first homes.



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Commercial Improvements: Within the 2010 and 2011 grants, we used over \$286,395 to help 8 commercial property owners with façade improvements.

Parks/Playgrounds: Since the 2008 grant, the Town has put close to \$500,000 into their parks and playgrounds using CDBG funds, PARC funds and Kaboom grants.

Infrastructure: Over the past 5 years, the Town has used over \$536,864 from the CDBG grants to upgrade sewer lines and replace sidewalks.

Public Social Services: In the grant years 2008 through 2012, CDBG has assisted over 12,000 low to moderate income people (all within the Town of Greenfield) with the following services:

- Newcomers Literacy Program
- The Food Pantry
- Dual Enrollment at GCC
- Recreation Scholarships
- Arts Program for Children
- Greenfield Family Inn
- The Recovery Project
- Transitions Program
- Youth Employment Readiness Project

b. Presentation of the Draft of the Housing Plan for Greenfield by Megan Rhodes of the FRCOG

Megan Rhodes of the Franklin Regional Council of Governments (FRCOG) presented the draft Greenfield Housing Study to the Board. The Housing Study was funded by District Local Technical Assistance funding (DLTA). Ms. Rhodes handed out a summary of the findings and implementation strategies of the draft housing study which are hereby made a part of these meeting minutes. Director Twarog commented that Greenfield does have an Open Space/Cluster Development Ordinance within the Town's Zoning Ordinance and requested that the housing study reflect this. Director Twarog asked if examples of how communities track the expiration dates of affordable deed restrictions could be added to the housing study. Ms. Rhodes responded that she has looked for examples and knows that the Town of Amherst is currently working on such a protocol. Pottern inquired if examples could be added to the housing study on how various communities have successfully implemented the recommended strategies. Ms. Rhodes responded that she could provide some additional examples. Smith asked about elevators in downtown buildings. Ms. Rhodes responded that most Downtown buildings that need elevators do in fact have them some of which may be old and functionally obsolete.

ZBA Recommendations:



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Wedegartner stated that based on project proponents being present to present on their projects, that the Board will take the recommendation out of order from the agenda.

- a. Application of The Community Builders, Leyden Woods Limited Partnership for property identified as Assessor's Map R28, Lot 27A, which is located in the Suburban Residential (RB) Zoning District, for a modification of an existing special permit pursuant to Sections 200-5.3(E2); 200-6.5(A4); and 200-8.3 of the Zoning Ordinance in order to allow the following amendments to the original special permit, including the reduction of required parking spaces; reduction in required building separation to fifteen feet; and reduction of the required front, side, and rear yard setbacks at this location.

The following project proponents were present to review the project with the Board: Zan Bross, the Community Builders, Inc.; Clifford Boehmer, Davis Square Architects; and Frank Holmes, Stantec Engineer. Mr. Bross gave an overview of the project to include the funding from the Department of Housing and Community Development (DHCD). This project is a Low Income Tax Credit Project. Mr. Boehmer, the project architect, handed out a Building Setback Analysis which included a Parking Summary for the development as well as an Accessible Elements Site Plan. He also handed out a Building Separation Analysis both dated November 6, 2014 to the Board members which are hereby made a part of these meeting minutes. Mr. Boehmer gave an overview of the proposed improvements to the development to include accessibility improvements and fire suppression improvements. Mr. Holmes gave a summary of the three requests to the Zoning Board of Appeals to modify the existing 1970 Special Permit to include a request to reduce the parking ratio from 1 ¾ spaces per dwelling unit to 1.1 spaces per dwelling unit. Desorgher inquired on the proposed reduction of units. Mr. Holmes responded that the total number of units will be reduced from 200 to 181. This is due to some of the existing buildings that need to be demolished because of drainage, topography, and water table issues. Touloumtzis inquired about whether the project proponents have approached the Franklin Regional Transit Authority (FRTA) to get a covered bus shelter at Leyden Woods. Mr. Holmes responded that they have not but that they will look into it as it is a great suggestion. Touloumtzis also inquired on whether bicycle racks will be provided for the residents. Mr. Holmes responded that they are looking into providing bicycle sheds for the residents. The Board felt that the proposed improvements are much needed and had no concerns with the requests.

MOTION: Moved by Smith, seconded by Pottern, and voted 5:0 to forward a positive recommendation to the ZBA on the application of the Community Builders, Leyden Woods Limited Partnership for property identified as Assessor's Map R28, Lot 27A, which is located in the Suburban Residential (RB) Zoning District, for a modification of an existing special permit pursuant to Sections 200-5.3(E2); 200-6.5(A4); and 200-8.3 of the Zoning Ordinance in order to allow the following amendments to the original special permit: 1) the reduction of required parking spaces from a ratio of 1 ¾ spaces per dwelling unit to 1.1 spaces; 2) reduction in required building separation from twenty-five (25) feet to fifteen (15) feet; and 3) reduction of the required front, side, and rear yard setbacks as presented with the recommendation that the project proponents work with the FRTA on a sheltered



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bus stop at Leyden Woods and that bicycle racks and/or sheds be provided to the residents.

- b. Application of Buckley Health Center for property located at 95 Laurel Street, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.5 and 200-8.3 of the Zoning Ordinance to allow parking and access improvements behind the existing Buckley Health Center.

The following project proponent was present: Tony Wonseski, engineer from SVE Associates. Mr. Wonseski provided an overview of the proposed parking improvements to the Board. There are a total of 75 existing off-street parking spaces at the facility, five (5) of which are handicapped accessible. The proposed improvements will add twelve (12) additional parking spaces. Current Zoning Ordinance standards require 90 off-street parking spaces for such a facility. The proposed parking improvements will come close to meeting the current zoning standards. No new exterior lighting is being proposed. Wedegartner read comments received from the Building Inspector and the Department of Public Works. The Board understands the need for additional parking and has no issues with the requested parking improvements.

MOTION: Moved by Desorgher, seconded by Sibley, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Buckley Health Center for property located at 95 Laurel Street, which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.5 and 200-8.3 of the Zoning Ordinance to allow parking and access improvements behind the existing Buckley Health Center.

- c. Application of Robert Savage for property located at 38 Haywood Street (Assessor's Map 91, Lot 44), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1; 200-8.3; and 200-8.4 of the Zoning Ordinance for the expansion of legal nonconforming uses related to manufacturing and associated industries at this location.

The following project proponents were present: George Doyle, Margo Jones Architects and Mark Abramson. Mr. Doyle gave an overview of the project and why they are seeking a special permit from the ZBA. In addition to seeking a special permit for the expansion, alteration or change of a nonconforming use under Section 200-6.1 of the Zoning Ordinance to allow Robert Savage's light manufacturing business, they are seeking an approval that would allow for a mixed use building to vary in its tenant mix without the need for all future tenants to have to seek a special permit from the ZBA. Wedegartner inquired on what type of equip would be used for Robert Savage's business. Mr. Doyle responded that he uses high precision machinery equipment. Wedegartner inquired on the noise coming from an existing air exchanger. Mr. Doyle responded that the intent is to install new air conditioning equipment for the building which would likely reduce or eliminate this existing noise issue. Wedegartner read an e-mail received from the abutter Linda Tyler at 23 Hastings Street. Mr. Doyle responded by stating that there would be a single shift from 8:00 a.m. to 4:00 p.m. and that



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truck traffic would be reduced from previous levels from previous occupants of the building. The parts used to produce the products as well as the products themselves are small and typically can be delivered and picked up by a standard UPS vehicle 90% of the time. The previous occupant A.R. Sandri produced larger products that required larger trucks to move around.

MOTION: Moved by Sibley, seconded by Desorgher, and voted 4:1:0 (Wedegartner abstained) to forward a positive recommendation to the ZBA on the application of Robert Savage for property located at 38 Haywood Street (Assessor's Map 91, Lot 44), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-6.1; 200-8.3; and 200-8.4 of the Zoning Ordinance to allow the expansion of legal nonconforming uses related to manufacturing and associated industries at this location.

- d. Application of Daniel Fisher for property located at 37 Columbus Avenue (Assessor's Map 73, Lot 28), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C17) and 200-8.3 of the Zoning Ordinance for a kennel license to allow four (4) dogs at this location.

The Board had no issues with this request as no comments have been received from abutters to date.

MOTION: Moved by Pottern, seconded by Sibley, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Daniel Fisher for property located at 37 Columbus Avenue (Assessor's Map 73, Lot 28), which is located in the Urban Residential (RA) Zoning District, for a special permit pursuant to Sections 200-4.4(C17) and 200-8.3 of the Zoning Ordinance for a kennel license to allow four (4) dogs at this location based on no abutter comments being received to date.

- e. Application of James Renaud for property located at 261-265 Federal Street (Assessor's Map 91, Lot 28), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-4.8(C5); 200-8.3; and 200-8.4 of the Zoning Ordinance for the conversion of a mixed-used building into a five (5) unit multi-family dwelling at this location.

The Board had no issues with this request.

MOTION: Moved by Desorgher, seconded by Smith, and voted 4:1:0 (Sibley abstained) to forward a positive recommendation to the ZBA on the application of James Renaud for property located at 261-265 Federal Street (Assessor's Map 91, Lot 28), which is located in the Limited Commercial (LC) Zoning District, for a special permit pursuant to Sections 200-4.8(C5); 200-8.3; and 200-8.4 of the Zoning Ordinance for the conversion of a mixed-used building into a five (5) unit multi-family dwelling at this location.



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Next Meeting:

The next meeting will be on November 20, 2014 at 7:00 p.m. at the Department of Planning and Development at 114 Main Street. This meeting will be dedicated to the discussion of potential zoning amendments/ordinances to implement *Sustainable Greenfield*.

Adjournment:

MOTION: Moved by Sibley, seconded by Smith, and voted 5:0 to adjourn the Planning Board meeting at 9:15 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development