



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)
Moscaritolo, David (2016)
Pottern, Jamie (2016)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD Minutes of June 18, 2015

Department of Planning and Development 114 Main Street, Greenfield

The meeting was called to order by Chairperson at 7:08 p.m.

PB MEMBERS PRESENT: Roxann Wedegartner, Chair; Linda Smith, Vice-chair; Virginia Desorgher; and Alternate George Touloumtzis to fill in for Jamie Pottern

ABSENT: Jamie Pottern and David Moscaritolo

ALSO PRESENT: Attorney David Singer, Paul Ferrini, Mike Behn (Sandri), Richard Marcks (Sandri), Sharon Abbott (Sandri), Peter C. Lazorchak, Wilcox & Benton Engineering on behalf of Sandri; and Charles Roberts, 2nd Alternate Elect.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Smith, and voted 4:0 to approve the meeting minutes of May 21, 2015.

ZBA Recommendations:

- a. Application of Paul Ferrini for property located at 9-11 Phillips Street (Assessor's Map 63, Lot 36), which is located within the Urban Residential (RA) Zoning District for a Special Permit pursuant to Sections 200-7.2 and 200-8.3 of the Zoning Ordinance in order to in order to allow the reduction of the dimensional setback requirements by 20% and the development of four (4) multi-family dwelling units at this location.

Wedegartner asked Attorney Singer and Mr. Ferrini to explain their request, given the information in a memorandum dated June 5 from Mark Snow, Inspector of Buildings re his recommendations and the potential for a missing building permit for Building A. Attorney Singer provided an update of the plan pertaining to the request as well as providing clarification on the question of lack of a building permit for Building A. Mark Snow confirmed that a building permit had been granted in 2003 by a previous Inspector of Buildings. The Board discussed the project further with Singer and Ferrini, including parking and proper siting of the fencing. The Board reiterated their interests in seeing that all current code violations be corrected including bring the front yard fencing into compliance.



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MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 3:1:0 (Smith abstained) to forward a positive recommendation to the ZBA on the application of Paul Ferrini for property located at 9-11 Phillips Street (Assessor's Map 63, Lot 36), which is located within the Urban Residential (RA) Zoning District for a Special Permit pursuant to Sections 200-7.2 and 200-8.3 of the Zoning Ordinance in order to in order to allow the reduction of the dimensional setback requirements by 20% and the development of four (4) multi-family dwelling units at this location.

- b. Application of Sandri Realty, Inc. for property located at 295 Federal Street (Assessor's Map 94, Lot 21A), which is located within the Limited Commercial (LC) Zoning District for a Special Permit pursuant to Sections 200-4.8(C8), 200-6.1(C), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the installation of new gasoline tanks/fuel dispensers, the removal of an existing diesel tank and fuel pump, and the renovation of the existing service station by adding a convenience store and a drive-thru Dunkin Donuts at this location.

Wedegartner explained that she would recuse herself from deliberations and voting as there is a family member employed at Sandri Enterprises, and she stated that Linda Smith would take over the proceedings.

At Smith's request, the Richard Marcks of Sandri made the presentation for Sandri Realty with other Sandri members answering the Board's questions as needed. The Board discussed the project based on Marcks' presentation. Smith asked about the egress for the driveway on Smith Street. to accommodate the Dunkin Donuts. Marcks explained that it was to hopefully cut down on Dunkin Donuts customers coming around the building into the car and pedestrian traffic using the convenience store and gas pumps. Touloumtzis inquired as to whether all 22 parking spaces were needed. Lazorchak explained that they as reduced the spaces but wanted to ensure that there was enough parking on the perimeter to accommodate walk-in customers. Touloumtzis also asked if they could move the bicycle racks closer to the building and out of the auto traffic space, possibly by reducing the number of racks to two. Lazorchak stated they would try to accommodate the recommendation. Smith inquired about how they planned to keep cars from entering the site from Haywood Street. Marcks stated that the entrance was critical to the site plan in order for larger delivery truck to come and go with minimal interference to customer traffic. They plan to put Auto/Car Do Not Enter signs there to discourage auto use.

Members of the Board expressed an interest in seeing additional landscaping added to enhance the look of the site. Marcks and Behn stated that new fencing would be added to the back to shield the neighbors on Smith and Haywood as well as maintain the mature landscaping along the back. Lazorchak stated that they had added landscaping across the front facing Federal Street.



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- MOTION:** Moved by Desorgher, seconded by Touloumtzis, and voted 3:0 (Wedegartner recused herself) to forward a positive recommendation to the ZBA on the Application of Sandri Realty, Inc. for property located at 295 Federal Street (Assessor's Map 94, Lot 21A), which is located within the Limited Commercial (LC) Zoning District for a Special Permit pursuant to Sections 200-4.8(C8), 200-6.1(C), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the installation of new gasoline tanks/fuel dispensers, the removal of an existing diesel tank and fuel pump, and the renovation of the existing service station by adding a convenience store and a drive-thru Dunkin Donuts at this location with the following recommendations:
1. Reduce the number of bike racks to 2 and move them to a safer spot toward Federal Street; and
 2. Increase the proposed landscaping where possible.

Next Meeting:

July 16, 2015. Wedegartner explained to the Board that the only two items on the agenda for that meeting would be reorganization and the Major Development Review Public Hearing and Site Plan Review of the Behavioral Health Network project at the Lunt property.

Adjournment:

- MOTION:** Moved by Smith, seconded by Desorgher, and voted 4:0 to adjourn the Planning Board meeting at 9:30 p.m.

Respectfully Submitted,

Roxann Wedegartner, Chair
Greenfield Planning Board