



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 July 16, 2015

Greenfield Middle School Auditorium 195 Federal Street, Greenfield

The meeting was called to order by Chairperson at 7:09 p.m.

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

ABSENT: Alternate David Moscaritolo

ALSO PRESENT: Eric Twarog, Director of Planning & Development and members of the public

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 4:1:0 (Pottern abstained) to approve the meeting minutes of June 18, 2015 as amended.

ZBA Recommendation:

- a. Application of Dan McCarthy for property located at 85 Shelburne Road (Assessor's Map 61, Lot 15), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C7) and 200-8.3 of the Zoning Ordinance in order to allow the re-construction of a single-family dwelling to a two-family dwelling.

The Board inquired on whether the proposed two-family home would be built in the existing footprint. Director Twarog responded yes. The Board had no issues with this request.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to forward a positive recommendation to the ZBA on the application of Dan McCarthy for property located at 85 Shelburne Road (Assessor's Map 61, Lot 15), which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-4.9(C7) and 200-8.3 of the Zoning Ordinance in order to allow the re-construction of a single-family dwelling to a two-family dwelling.

Public Hearing:



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- a. **7:00 p.m.:** Application of 401 Liberty Street, LLC for property located at 298 Federal Street (Assessor's Map 95, Lot 1, UTB), which is located within the Limited Commercial (LC) Zoning District for a Special Permit pursuant to Sections 200-7.12 (Major Development Review), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the development and operation of a residential substance abuse treatment center.

Wedegartner opened the public hearing at 7:16 p.m. and read public hearing notice into the record. Wedegartner explained the public hearing process to the members of the audience. Wedegartner stated that the public hearing is being recorded by the Department of Planning and Development and asked if anyone else was recording the meeting. No one responded.

The following project proponents were present: Katherine Wilson, Behavioral Health Network (BHN); Carlos Nieto-Mattei, Landscape Architect Berkshire Design Group; Joseph Pellegrino, 401 Liberty Street, LLC; Edward Prisby, RDP Law 401's counsel, Janet Akerley, Joecreative Design, Interior/Environmental Designer. Mr. Prisby brought to the Board's attention the issue of the use classification for the proposed project. The use classification is listed as "medical center/clinic" on the submitted application. 401 Liberty Street, LLC requested a reclassification to the use "not elsewhere classified". Director Twarog explained to the Board that the definition of the use classification "medical center/clinic" "...shall not include overnight inpatient medical, dental or surgical care facilities." The Board discussed the request of the use reclassification.

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to allow the change of use classification to the use "not elsewhere classified".

The project proponents reviewed the proposed project with the Board to include the demolition of select buildings, the environmental issues and remediation occurring at the property, and the need for such a facility in Franklin County. The project proponents asked the Board for any questions they may have. Wedegartner inquired on the future parking labeled on the site plan. Mr. Prisby explained that some of the proposed parking is for Condo Unit A owned by S&W Realty. Wedegartner inquired on whether any tenants of Unit A would need to come before the Planning Board. Director Twarog responded that the type of review is dictated by the size of the proposed project. Projects over 5,000 square feet will need site plan review of by right uses by the Planning Board. Projects under 5,000 square feet are reviewed administratively by the Inspector of Buildings. Touloumtzis asked about parking for visitors. Mr. Prisby responded that visitor parking has been provided for. Roberts inquired on the parking calculations. Mr. Prisby responded that a parking analysis has been provided in the Major Development Review (MDR) response. Touloumtzis inquired on why parking calculations were done for different uses. Mr. Nieto-Mattei responded that they used the closest classification in the ITE Manual for the traffic analysis. Desorgher asked if minors would be allowed in the proposed facility. Ms. Wilson of BHN responded that only 18 years old and older would be allowed at this facility. The Board inquired on whether there are currently any such facility in



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Franklin County. The Project Proponents responded no. Desorgher inquired about jobs. Mr. Prisby responded that there will be about 80 full time jobs at this facility.

Public Input:

George Winslow, 14 Kenwood Street, Greenfield

Against the proposed project. Mr. Winslow asked if the proposed condo units B2 and B3 would also fall under the use “not elsewhere classified”. Director Twarog responded that only the proposal currently before the board falls under the use “not elsewhere classified”. Mr. Winslow inquired about the parking breakdown for Unit A. Director Twarog explained that Unit B owned by the Town has 60 percent interest in the common areas and that Unit A owned by S&W Realty has 40 percent interest in the common areas to include parking. Mr. Winslow inquired on whether the proposed facility will serve other areas in addition to Franklin County. The Project Proponents responded that the facility can serve all Massachusetts residents but that most of the patients will be from the Franklin County area. Mr. Winslow expressed concerns about snow removal late at night. The Project Proponents responded that snow removal will be done during the day, not late at night. Mr. Winslow expressed concerns about residential property values decreasing as a result of this project.

Wendy Baker, 20 Kenwood Street, Greenfield

Spoke against the proposed project. Ms. Baker expressed concerns about having such a facility so close to children who use the ball fields.

Gail Miller, 23 Norwood Street, Greenfield

Spoke against the proposed project. Ms. Miller expressed concerns about security and the future protection of the ball fields. Inquired on whether priority will be given to Greenfield residents.

Ms. Wilson of BHN responded that there is 24-hour supervision of all patients at their facilities. The facility will have security cameras on site and a security company will be hired to drive through the facility on a regular basis.

Joshua Martin, 91 Norwood Street, Greenfield

Spoke against the proposed project. Mr. Martin stated that he would prefer to see other uses at this site such as restaurants, artist uses, etc. like Easthampton and Northampton have done.

Dan Kimball, 46 Kenwood Street, Greenfield

Spoke against the proposed project. Mr. Kimball stated that he is not against the proposed use, just its proposed location because of its close proximity to the Greenfield High School and Middle School as well as parks and playgrounds. Mr. Kimball inquired on truck deliveries, timing and number of deliveries for the proposed 24-hour service.



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Wedegartner inquired on the number of shifts and staff per day. The Project Proponents responded that there will be 3 shifts with 24 hour service. The shifts will consist of professional staff that have all the required qualifications. The first shift will be the largest shift.

Caitlin McKenna, 189 Chapman Street, Greenfield

Spoke against the proposed project. Expressed concerns about the proposed facility accepting prisoners and sex offenders. Ms. Wilson of BHN responded that they have to accept people who qualify statewide.

Marisa Hebble, Director, Opioid Task Force of Franklin County and North Quabbin

Supports the proposed project. Ms. Hebble stated that through her involvement with the Opiate Task Force, that there is a documented need for such a facility in Franklin County.

Caleb Stempel, 14 Pierce Street, Greenfield

Spoke against the proposed project. Mr. Stempel inquired on the lease of the property by the Applicant. Wedegartner responded that Mayor William Martin will address the audience after the public input.

Justin McNairy, The RECOVER Project

Supports the proposed project. Mr. McNairy stated that 2,500 Greenfield residents and 9,800 Franklin County residents statistically fall under the parameters of addiction and that this area is in serious need for such a facility.

Wedegartner inquired on the length of stay for patients. Ms. Wilson of BHN responded that insurance will pay up to 14 days.

Alexander Y. Siano, 9 Sunset Square, Greenfield

Spoke against the proposed project. Mr. Siano stated that he represents the children and their parents who use the ball fields and that he is against the proposed location for this facility. He stated that he has been a Little League rep for about 6 years and that there are over 200 kids per year who use the little league ball fields. The season begins in April and ends in late July of every year.

David Kennedy, 22 Kenwood Street, Greenfield

Spoke against the proposed project. Mr. Kennedy inquired on whether patients can be court ordered to the proposed facility. Ms. Wilson of BHN responded no.

Linda Sarage, 1 Keegan Lane, Greenfield

Supports the proposed project. Ms. Sarage stated that she is the Director of The R and that this area is in serious need of such a facility.

RECOVER Project



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Alex Loud, Northfield, MA

Spoke against the proposed project. Mr. Loud stated that he supports The RECOVER Project but is against the proposed location of this facility because of the children using the ball fields.

Jessica Pollock, 69 Norwood Street, Greenfield

Spoke against the proposed project. Ms. Pollock stated that she supports The RECOVER Project but is against the proposed location of this facility.

Karen Ozdarski, 44 Kenwood Street, Greenfield

Spoke against the proposed project. Ms. Ozdarski inquired about funding for such programs. Ms. Wilson of BHN responded that the MA Department of Mental Health provides funding for such facilities but in order to get this funding, many regulations have to be followed. Ms. Wilson stated that the state will pay for individuals who are either homeless and/or without insurance. Ms. Ozdarski inquired on whether outdoor smoking will be allowed at the facility. Ms. Wilson of BHN responded that they haven't decided on a smoking policy at this time.

Karen Renaud, 64 Munson Street, Greenfield

Supports the proposed project.

Isaac Mass, 50 Linden Avenue, Greenfield

Supports the proposed project. Mr. Mass stated that he is a local attorney that represents Section 35 clients and so has an understanding and experience in such facilities. He expressed concerns about screening and signage for the proposed facility. He urged the Board to seriously consider proper screening, landscaping and signage for the project.

Greg Eaton, Norwood Street, Greenfield

Spoke against the proposed project. Mr. Eaton expressed concerns about the patients being able to walk out of the facility since it is a voluntary facility as well as other security issues.

Touloumtzis inquired on whether the proposed facility takes people on probation or Section 35 clients. Ms. Wilson of BHN responded no to Section 35 clients and that she will have to find out about people on probation.

Mayor William F. Martin, Old Albany Road, Greenfield

Supports the proposed project. Mayor Martin gave a history of the project in terms of what has transpired since Lunt Silversmiths stopped operating at the site to include: the bankruptcy proceedings, environmental assessments and cleanup, issuance of a request for proposals for a Preferred Developer process, partnership with MA DEP, US EPA, MassDevelopment, and the Franklin Regional Council of Governments. Mayor Martin also reviewed the details of the proposed Use and Occupancy agreement and lease agreement with the developer to include the following:



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1. During the Use & Occupancy agreement the tenant will pay \$1,250 monthly to the town and provide all utilities, care, maintenance, permits, construction, mitigation and insurance during the tenancy. The tenant will also comply with environmental guidelines as set forth by the EPA, AG and DEP as noted or the Town had agreed.
2. The Lease and Purchase Agreement (not signed as of yet) will require the following:
 - \$5000 non-refundable fee
 - \$50,000 deposit
 - \$50,000 to construct a replica of Fenway park
 - Tenant shall additionally pay any savings up to a maximum of \$325,000 that tenant realizes from savings for environmental remediation from the estimate of approximately \$2 Million.
3. The parcel of 11 acres previously assessed at approximately \$2.3 Million will be valued at double or triple assessment and include 80 +/- jobs with a \$3 Million annual payroll as well as new treatment beds. The 11 acres have been reduced to 4.7 acres of tax producing property after the town purchased 6.62 acres for recreation (LUNT Field).

MOTION: Moved by Smith, seconded by Pottern, and voted 5:0 to close the public hearing at 9:56 p.m.

Adjournment:

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to adjourn the Planning Board meeting at 10:04 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development