



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)
Roberts, Charles (2017)
Smith, Linda (2016)
Touloumtzis, George (2017)
Wedegartner, Roxann (2017)

GREENFIELD PLANNING BOARD
Minutes of July 21, 2015

Department of Planning and Development
114 Main Street, Greenfield

Chairperson Wedegartner opened the Planning Board meeting at 6:33 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

EDC MEMBERS PRESENT: Patrick Devlin, Chair; Norman Hirschfeld, Steven Ronhave, Mark Maloni; and Penny Rickets

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

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

No response.

Chairman Devlin opened the EDC meeting at 6:35 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time.

No response

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Pottern, and voted 5:0 to table the meeting minutes of July 16, 2015 until the August 6, 2015 meeting of the Planning Board.



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Joint EDC/Planning Board Public Hearing:

- a. **6:30 p.m.:** To consider the following proposed amendment to the Greenfield Zoning Ordinance: To allow private club or membership organizations by special permit within the general industry zoning district.

Wedegartner read the public hearing notice into the record and asked if anyone was present to explain the zoning amendment request. No one responded. Director Twarog stated that the petitioner may have been confused about attendance at this meeting because he previously attended a Town Council meeting on the matter but wasn't requested to be there. Director Twarog explained to the Board that the owner of King's Gym on Main Street is looking for a new location for his business because he has outgrown his current space and has parking issues at this location. He has found a few potential locations to relocate his business but they are located within the General Industry (GI) Zoning District which doesn't allow "private club or membership organizations". He is currently looking at 330 Chapman Street as a site to relocate to which is in the GI District. Wedegartner opened the public hearing up for public comment. No one responded.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to close the Planning Board public hearing at 6:39 p.m.

MOTION: Moved by Ricketts, seconded by Maloni, and voted 5:0 to close the EDC public hearing at 6:40 p.m.

Site Plan Review:

- a. Application of Baystate Franklin Medical Center for property located at 10 Beacon Street and 64 North Street which is located within the Health Service (H) zoning district for site plan approval to allow a 112-space parking area for the hospital.

The following project proponents were present: Daren Gray, Baystate Franklin Medical Center (BFMC); and Chris Tate of Doucette & Associates. Mr. Gray gave an update on the current status of the Surgery Modernization Project at BFMC. Mr. Gray reviewed the proposed project with the Board. Mr. Tate reviewed the site plan with the Board. Touloumtzis inquired on the number of total parking spaces at the BFMC. Director Twarog responded 460 existing spaces and 112 proposed spaces. Smith inquired on the future use of the property. Mr. Gray responded that the property will be developed at some point in the future possibly for doctor's offices but nothing is planned at this time. Smith expressed concerns about the need for greater beautification/landscaping of the entryways into the parking area. Mr. Gray responded that he could commit to planting some street trees along Beacon Street. Wedegartner inquired on additional landscaping along the grassy area along North Street. Mr. Gray responded that the parking lot was designed to consider potential future



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uses with an unknown development timeframe. Pottern inquired on drainage at the site. Mr. Tate responded that the impervious area will be decreasing because of the buildings taken down. Touloumtzis asked if the parking lot would be for employees only. Mr. Gray responded yes but that no signage is being proposed.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 5:0 to approve the application of Baystate Franklin Medical Center for property located at 10 Beacon Street and 64 North Street which is located within the Health Service (H) zoning district for site plan approval to allow a 112-space parking area for the hospital with the following conditions:

1. The Applicant shall plant multiple street trees along Beacon Street; and
2. The Applicant shall install a sign stating that the parking is for BFMC staff only.

Action Items:

- a. Planning Board Deliberation on 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.

The following project proponents were present: Katherine Wilson, Behavioral Health Network (BHN); Carlos Nieto-Mattei, Landscape Architect Berkshire Design Group; and Joseph Pellegrino, 401 Liberty Street, LLC.

The project proponents reviewed existing conditions, the demolition plan, and the site plan with the Board as a refresher from the July 16th Planning Board meeting. The Project Proponents stated that the existing mature trees on site will be kept with additional landscaping provided at the building entrances. No new lighting is proposed except for wall pac lights on the buildings. The existing light poles will be used with new LED fixtures attached. No new buildings are being proposed. The existing traffic flow signage will remain. Smith inquired on amenities between the parking area and the ball fields. Mr. Pellegrino stated that as part of the occupancy and use agreement, they will be contributing \$50,000 toward the design and construction of a mini Fenway Park style green monster wall to be built between the parking area and the ball fields. The roofs of proposed condo units B2 and B3 will be repaired and the buildings stabilized for future development. Wedegartner inquired on snow storage locations. Mr. Pellegrino responded that some of the area between the parking lot and the ball fields will be used for snow storage. Pottern expressed concerns about the parking calculations, specifically that the use group nursing home that was used to determine the parking isn't the actual use. Mr. Nieto-Mattei responded that they used the closest classification available to determine the traffic calculations, which he pointed out is different than the off-street parking calculations. Wedegartner asked if users of the ball fields will be allowed to park at the



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site. Ms. Wilson of BHN responded yes. Smith inquired on the possibility of removing some of the off-street parking for condo B1 to accommodate additional green space which could also screen outside smokers. Mr. Pellegrino stated that in his experience as a developer, such parking shouldn't be removed in consideration of future development at the site. Roberts pointed out that the site is over parked. The Board discussed parking and reached consensus to eliminate the five (5) handicapped spaces at the main entrance to condo B1 to accommodate additional green space. Touloumtzis inquired about bicycle racks at the site for employees. Mr. Pellegrino stated that he would have four (4) bike racks installed at the site. Pottern mentioned some of the issues brought up by residents at the last meeting to include noise and lighting issues. The Project Proponents responded that the lights will be on 24 hours per day because the proposed facility is a 24/7 facility. Mr. Pellegrino stated that noise is a non-issue because of the type of facility that this is. Touloumtzis inquired on unplanned departures of patients since this will be a voluntary program. Ms. Wilson of BHN responded that patients can leave whenever they want to because it is a voluntary program. Staff tries to encourage the patient to stay but they are allowed to leave if they have a ride home. If the person is a danger to him/herself or to others, staff will call emergency services. Touloumtzis inquired on the typical number of calls for emergency services. Ms. Wilson of BHN responded that the facility will not except ambulance drop offs and that typically in their similar facilities elsewhere, the police are rarely called. Wedegartner read review comments from the Department of Public Works, the Department of Planning and Development, the ZBA, and the Licensing Commission.

MOTION: Moved by Smith, seconded by Desorgher, and voted 5:0 to approve the 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 with the following conditions:

1. The Applicant shall follow all requirements highlighted in the Department of Public Works review memo dated July 8, 2015;
2. The Applicant shall install four (4) bike racks on site;
3. The Applicant shall eliminate the five (5) handicapped spaces at the main entrance to condo B1 to accommodate and provide for additional green space;
4. The Applicant shall revise the site plan to clearly identify existing light poles by including a legend; and
5. The Applicant shall submit three (3) complete plan sets of the revised site plan within thirty (30) days of approval to the Department of Planning and Development.

b. Annual Reorganization



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MOTION: Moved by Desorgher, seconded by Pottern, and voted 4:1:0 (Touloumtzis abstained) to elect Roxann Wedegartner as Chair and Linda Smith as Vice-chair of the Planning Board.

The Board discussed rotating leadership roles.

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:1:0 (Touloumtzis abstained) to elect George Touloumtzis as Clerk of the Planning Board.

Adjournment:

MOTION: Moved by Pottern, seconded by Desorgher, and voted 4:1:0 (Touloumtzis abstained) to adjourn the Planning Board meeting at 9:05 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning & Development