

# ZONING BOARD OF APPEALS

TOWN OF GREENFIELD, MASSACHUSETTS  
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## Zoning Board of Appeals Minutes of December 10, 2009 Police Station Meeting Room 321 High Street

Acting Chairman Tom McLellan called the regular meeting to order at 7:35 p.m. with the following members present:

**PRESENT:** Tom McLellan, Acting Chair                      Scott Cote                      Susan Welenc  
Howard Barnard    Scott Conti

**ABSENT:** Roy Cowdrey, Chairman; Mark Maloney

**ALSO PRESENT:** Eric Twarog, Senior Planner/GIS Coordinator; Frank Holmes of Stantec; Susan McCann, Dianne Sargent, and Rachana Crowley of Community Builders, Inc.; Darrell Aldrich of Mostue & Associates Architects, Inc.; Attorney David Bloomberg; and members of the public.

### Public Hearing Continued:

**7:30 p.m.** TCB Leyden Woods Limited Partnership (AKA Leyden Woods) - Request for a special permit pursuant to Section(s) 200-4.3(C3), 200-5.3(E2), 200-6.5(A4), 200-7.2, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow 1) the redevelopment of a multi-family use property, 2) up to a 20 percent reduction in dimensional requirements for building separation, and 3) a reduction in the number of required parking spaces for property located at 24 Aster Court, which is located in the Suburban Residential (RB) Zoning District.

**MOTION:** Moved by Cote, seconded by Barnard, and voted 5:1 (Welenc) to approve the Request for a special permit pursuant to Section(s) 200-4.3(C3), 200-5.3(E2), 200-6.5(A4), 200-7.2, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow 1) the redevelopment of a multi-family use property, 2) up to a 20 percent reduction in dimensional requirements for building separation, and 3) a reduction in the number of required parking spaces for property located at 24 Aster Court with the following conditions:

- 1) Any portions of Leyden Woods Lane that are cut and patched due to the project shall be repaired by milling and overlaying those areas. In addition, if the roadway is damaged over the course of the project, the roadway shall be repaired;
- 2) The applicant shall extend Leyden Woods Lane twenty (20) feet to allow backing up for larger vehicles and to allow for snow storage;
- 3) The applicant shall be required to repair those portions of the sidewalks along Leyden Woods Lane that are damaged during the course of the project, or that require replacement in order to comply with ADA/MAAB requirements. The Town acknowledges that this may not require the replacement of the entire sidewalk along Leyden Woods Lane;

- 4) The applicant shall provide a minimum of a 4-foot tree belt between the proposed sidewalks and roadway throughout the project where feasible with the exception of the area along the western portion of North Village Drive near the bioretention basin in order to allow for snow storage and to provide some separation for pedestrians;
- 5) The applicant shall be required to eliminate the middle of the three proposed street crossings in the vicinity of the playground area across from buildings 5-7 in order to avoid multiple mid-block crossings;
- 6) The applicant shall install a water gate near Building 20 as well as a hydrant and water gate at the end of Leyden Woods Lane with an additional water gate to allow separating the water main down proposed North Village Drive;
- 7) The applicant shall provide individual water gate shut-offs for all proposed buildings and shall submit details on all metering to the DPW for their approval;
- 8) The applicant shall revise the submitted plans as per the letter from Frank Holmes of Stantec to Deputy Fire Chief Robert Strahan dated November 9, 2009 concerning access to Building 10 and the provision of a bituminous concrete “hammerhead” at the end of the parking area near Buildings 3 and 12;
- 9) During the preparation of Construction Drawings, final hydrant locations shall be approved by the Fire Department with documentation submitted to the Zoning Board of Appeals;
- 10) The applicant shall perform a video inspection of the existing AC sewer line during final design and prior to construction to ensure it is in adequate condition for reuse. Details on the wye connection for services into the AC sewer main shall be submitted to the DPW for their approval prior to construction;
- 11) The applicant shall re-route the proposed sewer service to building 20, which runs between buildings 18 and 19, to the outside (north and west) of the proposed water lines in this vicinity in order to avoid multiple water crossings. An intermediate sewer manhole will need to be installed between proposed SMH 9 and building 20;
- 12) The applicant shall replace the proposed 12” corrugated polyethylene pipe for drainage with PVC pipe;
- 13) The applicant shall modify the sewer manhole detail on Sheet L801 to include a 6-inch extended base;
- 14) The applicant shall submit details on how the existing utilities will be abandoned to the DPW for their review and approval and shall submit such documentation to the Zoning Board of Appeals;
- 15) The applicant shall provide construction plans per each phase of the project to the Department of Public Works for their review and approval prior to construction and shall submit such documentation to the Zoning Board of Appeals;
- 16) The applicant shall be required to pay for an independent inspector to monitor compliance with approved plans and Town specifications. The scope of the

inspections during each phase of the project shall be submitted to and approved by the Department of Public Works;

17) The applicant shall provide screening between South Village Drive and the eastern property line as depicted on a plan dated December 9, 2009 provided by the applicant. This screening shall consist of an eight (8) foot high wooden stockade fence and a mixture of deciduous and coniferous trees and shrubs to include dogwoods, arborvitae, and pine such as white pine. The wooden stockade fence shall be maintained in good condition at all times.

18) The applicant shall submit 3 complete sets of revised plans to the Department of Planning and Development;

19) The applicant shall submit written documentation to the Zoning Board of Appeals informing them of the date that site improvements are completed.

Planning Board Recommendation:

Alexander T. Miller (55 Leyden Road) – Special Permit application for a Flag Lot and Common Driveway serving 3 lots.

**MOTION:** Moved by Conti, seconded by Cote, and voted 5:0 to forward a positive recommendation to the Planning Board on the request of Alexander T. Miller for a special permit to allow a Flag Lot and Common Driveway serving 3 lots at 55 Leyden Road pursuant to conformance with Sections 200-6.11(D) and 200-7.8 of the Greenfield Zoning Ordinance.

Approval of Minutes:

**MOTION:** Moved by Barnard, seconded by Welenc, and voted 5:0 to approve the meeting minutes from November 12, 2009.

Adjournment:

**MOTION:** Moved by Conti, seconded by Barnard, and voted 5:0 to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Eric Twarog, AICP  
Senior Planner/GIS Coordinator