



Public Body: Greenfield Redevelopment Authority
Date: March 15, 2023 @ 4:00 P.M.
City Hall Meeting Room, 14 Court Square and Remote via Zoom

Members present

Adam Provost
Jean Wall
Otis Wheeler

Members absent

Nancy Hawkins

Members of the Public:

Michael Bond

Also present:

MJ Adams – Director, Community & Economic Development
Christian LaPlante – Community & Economic Development

Mr. Provost called the meeting to order at 4:05pm

Approval of 10/26/22 Minutes

Tabled until next meeting

Motion to take agenda item from Blake equipment out of order by Otis, second Adam all in favor 3-0.

Election of officers (clerk, treasurer)

Tabled until next meeting

Process for waivers to Protective Covenants for properties in I-91 Industrial Park

Request from Blake Equipment for waiver at of protective covenants at 28 Butternut St.

MJ gave some background on the protective covenants, intended to keep some consistency and tidiness at industrial park properties. Blake Equipment is



requesting a waiver for prohibition of materials in front yard and front/side setback. Adam stated that he does not remember a situation where these covenants have come up and is not sure if there is a process laid out anywhere. However, there should be a process as businesses are expanding.

MJ stated that Blake Equipment is going to be storing items out front however there will be a fence and the side setbacks don't seem to infringe on neighboring properties.

Mr. Bond stated that the area behind the building would be infringing on wetlands.

Otis asked whether the abutters would have any concerns and whether this would create a precedent where other businesses in the industrial park would be requesting waivers. Mr. Bond stated that abutters have received registered mail for zoning meetings as part of the zoning board process – no abutters have been present at those meetings to his knowledge.

Otis wonders if there can be some conditions on the approval of the waiver like landscaping so the spirit of the protective covenants is kept. Adam likes Otis' idea and would also be concerned if future resident businesses of the building would have the fence close to the property line. MJ suggested having the approval of the waiver on applicable to Blake Equipment and rescinded if there is a new owner.

MJ has been discussing the protective covenants with Eric Twarog and has suggested playing a more active role in the planning board process rather than having two separate processes. MJ asked Mr. Bond what the time frame is for site plan approval. Mr. Bond stated that there is another zoning meeting on the 23rd. MJ suggested that meeting might be the best place for the GRA to participate.

MJ suggested having the GRA submit a recommendation to the ZBA and have that finalized when the ZBA does its vote. There is a formal means of notification when there is a change in ownership. GRA agreed.

Annual Report Submission

MJ stated that every year the GRA has to send an annual report up to DHCD. Not due until end of month. MJ shared the draft of the annual report. GRA will read through the annual report over the next couple of days.



Request for Easement for use of access road to water tower

MJ stated that there is battery storage company that bought some land by the city's water tower. Suggested to them they use the access road for water tower to access their property. DPW is open to it. MJ stated there likely needs to be conversation about how much an easement would cost.

Adam stated that the city usually accesses the water tower via Bernardston Rd., the last time the Silvio O Conte entrance was used was last year, the road needs work to make it an access road. MJ stated that the battery storage company is looking at other sites as well. Jean asked if getting an attorney involved to handle liability is a good idea, MJ thinks yes. Adam agrees entering negotiations is worth it, so do Otis and Jean. MJ will reach out to battery storage company.

First National Bank RFP Update

MJ stated that the RFP was put out in December last year and that the RFP has been extended until the end of April. If nothing comes in there will be some decisions to make. MJ stated that there has not been a lot of interest so far. MJ stated that if someone does propose will have to decide who will serve on the review committee. Also need to handle the clock and concrete features that are in storage. MHC has stated that there is flexibility for the preservation restriction on the interior.

Other Business

None

Adjourn

Motion to adjourn by Otis, second Jean. All in favor 3-0.