



**Roxann Wedegartner
Mayor**

City of
GREENFIELD, MASSACHUSETTS

ZONING BOARD OF APPEALS

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:
Twarog, Eric
Director, Planning & Dev.

Gilkes, Debra (2025)
Maloni, Mark (2025)
Moschella, Victor (2025)
Singer, David (2024)
Winn, James (2023)
Wozniak, Peter (2023)

**ZONING BOARD OF APPEALS
Minutes of May 18, 2023
2nd Floor Meeting Room 20 Sanderson Street**

The meeting was called to order by Chairman Mark Maloney at 7:00 p.m. with the following members:

PRESENT: David Singer, Chairman Peter Wozniak, Clerk James Winn
 Debra Gilkes Mark Maloni

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 one responded.

Public Hearings:

- a. **7:00 p.m.:** Application of Wilson’s on Main, LLC c/o The Community Builders for property located at 242-262 Main Street (Assessor’s Tax Maps 51 and 57, Lots 53, 56, 57, and 95), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(B7); 200-7.12; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the rehabilitation of the existing vacant Wilson’s Department Store building into a mixed-use property containing the relocated Franklin Community Co-op occupying the first floor and lower level and the creation of 65 mixed income, affordable rental apartments on Floors 3-5 of the existing building as well as within a newly proposed addition fronting on Chapman Street at this location. The project will include the historic renovation of the existing Main Street façade as well as redevelopment of a previously abandoned foundation along Chapman Street.

At a public meeting on Thursday, May 18, 2023 at 7:00 p.m., in the 2nd Floor Meeting Room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of Wilson’s on Main, LLC c/o The Community Builders for property located at 242-262 Main Street (Assessor’s Tax Maps 51 and 57, Lots 53, 56, 57, and 95), which is located in the Central Commercial (CC) Zoning District, for a special permit pursuant to Sections 200-4.7(B7); 200-7.12; 200-8.3; and 200-8.4 of the Zoning Ordinance, in order to allow the rehabilitation of the existing vacant Wilson’s Department Store building into a mixed-use property containing the relocated Franklin Community Co-op occupying the first floor and lower level and the creation of 65 mixed income, affordable rental apartments on Floors 3-5 of the existing building as well as within a newly proposed addition fronting on Chapman Street at this location. The project will include the historic renovation of the existing Main Street façade as well as redevelopment of a previously abandoned foundation along Chapman Street. Chairman Singer explained the public hearing process to the Applicants. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; Peter Wozniak, Clerk; James Winn; Debra Gilkes; and Mark Maloni. The following project proponents were present: John Williams, Franklin Community Co-op; Rachana Crowley, The Community Builders; Julia Scannell, Project Manager, The Community Builders; Chris Legiadre, Senior Design/Construction Manager, The Community Builders; Thomas Douglas, Thomas Douglas Architects; Henry Albin, Jones Whitsett Architects; Drew garbin, P.E., Bohler Engineering; and Aaron Keagan, Fuss & O’Neil.



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- Singer Introduced the Board members sitting and asked the Applicants to introduce themselves and explain what they want to do, where they want to do it, and why.
- Scannell Ms. Scannell gave a history of The Community Builders (TCB) and their mission. They are proposing 65 new residential units in the upper floors for low-income and work force housing.
- Williams Mr. Williams gave a history of the food co-op stating that they currently have about 5,800 members. The Co-op has been in existence for about 43 years with 30 of those years at its current location. There is about 10,000 square feet of floor area for the current store with the new store being about 30,000 square feet of area.
- Garbin Mr. Garbin presented the site plan layout to include parking and loading areas, bicycle parking, and landscaping plan to the Board. He pointed out the parking area for the Food Co-op as well as the parking for the residential units. He stated that there is a 38/31 split in parking spaces with the Chapman side being dedicated for the residents and the Davis Street side for the Food Co-op. He stated that they are working with the Traffic and Parking Commission on relocating the existing loading area on Chapman Street as well as moving a few parking spaces so that there will be no loss of spaces on Chapman Street. Mr. Williams added that the City is considering 1st hour free parking to help alleviate any parking issues as a result of the project.
- Albin Mr. Albin gave an overview of the project stating that the 1st floor and some basement area will be utilized by Greenfield's Market while the second to fifth floors will be used for the housing portion of the project. The 1970's addition to the building will be demolished and restored to the historic layout. A new building (or building addition) will be added for the housing units. There is an existing 5-floor freight elevator which will be replaced with a new elevator. There will be a total of three (3) elevators for the project, all capable of holding a stretcher. Heating and cooling of the building(s) will be all electric with the exception of the commercial kitchen which will utilize the existing natural gas line. The roof will be structurally designed for potential solar. The existing building is 62 feet in height with the new addition being 49 feet in height. They have met with the Greenfield Historical Commission on April 6 to review the project and building elevations with them. All existing windows will be restored to the 1920's historic condition and the metal façade will be removed. The Historical Commission gave them their blessing on the project.
- The Board inquired on truck deliveries and timing of construction.
- Williams Responded that the average truck size is 67 feet which are W63 tractor trailer trucks. The site has been designed to handle a W65 truck. With the increased size of the new store, truck deliveries will be made about three (3) times per day which is a reduction of the number of current deliveries made. Such deliveries are typically done by 10:00 a.m. Mr. Williams stated that deliveries from local farmers are frequent. He stated that construction will start within one year.
- Scannell Construction for the residential units is scheduled to begin in the spring of 2025.



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- Garbin Reviewed the location of the two new transformers for the project. He stated that there is an existing Eversource resource room within the Wilson's building that will be removed.
- Wozniak Inquired on the noise level of the two transformers.
- Garbin Responded that they will be using state of the art transformers.
- Wozniak Asked about pedestrian access during construction/restoration.
- Scannell Responded that scaffling will be set up to allow safe pedestrian access during construction/restoration.
- Singer Inquired about ownership of the building.
- Scannell Stated that MassDevelopment currently owns the building. Once the project is completed, the Food Co-op will buy its condo portion of the building and TCB will buy its condo portion of the building.
- Singer Inquired about outdoor dining for the food co-op.
- Williams Responded yes, both indoor and outdoor dining.
- Singer Asked about the process used for the moving of the loading area and parking spots on Chapman Street.
- Scannell Responded that they worked with the Mayor's Office and the Parking and Traffic Commission to relocate the loading area and a few parking spots on Chapman Street. They also met with the abutters on Chapman Street and presented their plan to them. Their vision for this area is what the City has endorsed.
- Keagan Mr. Keagan presented the traffic impact study to the Board. He stated that the existing Level of Service (LOS) for the intersection of Main Street and Davis Street will decrease. A potential mitigation for this would be to control left hand turns at this location.
- Singer Pointed out that there is currently a "no left" turn there during the day.
- Keagan Responded that he did not know that and that he will need to reanalyze this intersection. He continued presenting the traffic impact study tot the Board stating that the LOS at Main Street and Bank Row, both west bound and south bound, will decrease. A potential mitigation strategy would be to re-time the signal at that location. In 2026, the signal will be re-timed anyways for the Main Street Complete Streets TIP Project. The queuing at Main Street and Federal Street will increase beyond the queue lane but the intersection would still handle the traffic with no loss of LOS.



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Chairman Singer opened the public hearing for public comment at 8:03 p.m.

Robert Williford, Commission on Disability Access (CDA)

Inquired on the ramp on Chapman Street for the project.

Albin Responded that the ramp is necessary due to the grade in this area. He stated that comments were received from the CDA which will be incorporated into the project.

Peg Hall, 34 Pierce Street, Greenfield

Inquired about where a moving van would park for people moving in to the new facility as well as elevator access. Also inquired on community gardens at the site for pollinators.

Scannell Responded that it will be a coordination effort at that time which they are looking into.

Garbin Stated that they do not intend on installing any rain gardens at the site. He pointed out that the project will reduce existing impervious surface as well as increase open space.

Seth Lustig, 238 Main Street, Greenfield

Asked about the three (3) retail spaces and whether they will be made available. He also inquired about any structural analysis done for the wall between Taylor's and the Wilson's buildings.

Garbin Responded that they have engaged a structural engineer for the project and will continue to do so as the project moves forward.

Chris ?, Moose Lodge, Greenfield

He stated that he is now retired from the Board of Directors for the Moose Lodge. He stated that he is speaking on behalf of the Board of Directors and expressed concerns about parking due to the 65 proposed residential units.

Susan Worgaftik, 45 Forrest Avenue, Greenfield

She mentioned that the city has hired a consultant to prepare a parking study which will be completed by the end of June. She stated that she is now speaking as a member of Housing Greenfield. She supports the housing project and stated that with these 65 units, there will be 100 new affordable units in downtown Greenfield.

Chairman Singer closed public comment at 8:26 p.m.

Wozniak read review comments from the Department of Planning and Development, Board of Health, Fire Prevention Officer, and Engineering Superintendent who all had no issues or concerns with the project; and from the Planning Board which forwarded a positive recommendation to the ZBA.

Singer Inquired if a Phase I Environmental Site Assessment was done for the property.

Scannell Responded yes. She stated that due to the date when the underground storage tank was removed, they need to file new paperwork with MA DEP.



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Singer Asked if there are any environmental concerns.

Scannell Responded no.

MOTION: Moved by Winn, seconded by Maloni, and voted 5:0:0 to continue the public hearing to June 8, 2023.

Approval of Minutes:

MOTION: Moved by Winn, seconded by Maloni, and voted 5:0:0 to approve the meeting minutes of May 11, 2023.

Adjournment:

MOTION: Moved by Winn, seconded by Gilkes, and voted 5:0:0 to adjourn the meeting at 8:40 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development