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## Section 6. Requisite Municipal Approvals – 760 CMR 12.02(5)

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Greenfield, originally incorporated as a town in 1753, became a municipal corporation called the “Town of Greenfield” in 2003. The Town now operates under a city form of government. Its first mayor took office for a three-year term on June 10, 2003. The Town has a 13-member Town Council.

The requisite municipal approvals specified in M.G.L., Chapter 121B, Section 48, and Opinion of Counsel to the GRA have been obtained and are provided in this document. Specifically:

### **Public Hearing:**

The Greenfield Town Council held a public hearing relating to the Bank Row URP. Documentation of the public hearing notices and certified minutes of the hearing are provided in Appendix I.

### **Greenfield Planning Board Approval:**

Documentation of the vote of the Greenfield Planning Board, indicating that the Bank Row URP is based on a local survey and conforms to the comprehensive plan for the City as a whole, is provided in Appendix I.

### **Greenfield Redevelopment Authority Approval:**

Documentation of the vote of the Greenfield Redevelopment Authority approving the Bank Row URP is provided in Appendix I.

### **Greenfield Town Council Approval:**

A certified copy of the approval of the Bank Row URP by the Greenfield Town Council is provided in Appendix I.

### **Massachusetts Historical Commission – Project Notification Form:**

A copy of the Project Notification Form that was submitted to the Massachusetts Historical Commission is provided in Appendix I.

**Massachusetts Environmental Policy Act Status:**

An Environmental Notification Form for the Bank Row URP was filed with the Executive Office of Environmental Affairs in accordance with the Massachusetts Environmental Policy Act (MEPA). A copy of the certificate of the Secretary of Environmental Affairs indicating that the project does not require an Environmental Impact Report is provided in Appendix I.

**Opinion of Counsel:**

A copy of the Opinion of Town Counsel, stating that the Bank Row URP is in compliance with applicable laws, is provided in Appendix I.

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## Section 7. Site Preparation – 760 CMR 12.02 (6)

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The Bank Row URP project boundary comprises approximately 7.5 acres in a developed two-block area located in the downtown center of Greenfield. As shown in Figure A-2 of Section 2, the Bank Row URP site slopes downward from Main Street in a southerly direction, evidence that the area was developed on a hill. There are no other significant topographical features in this densely developed area.

The specific urban renewal activities to be conducted within the Bank Row URP include property acquisition, commercial relocation, spot clearance, disposition of existing buildings for preservation/rehabilitation, and disposition of land to support the development of a regional transportation center and related joint development project.

One principal reason for proposing this plan focuses on the preservation and reuse of certain neglected historical properties. Therefore, site preparation activities in connection with the preservation of the five historic buildings on Bank Row and Main Street will be limited to the identification and remediation of any subsurface environmental contamination that is identified by the GRA upon site acquisition. With the historical use of these properties having been as downtown retail and office space, subsurface environmental contamination is not expected.

The GRA will undertake more extensive site preparation activities that are necessary to create the disposition parcel for the proposed Franklin RTC. Site preparation activities will include the demolition and removal of three buildings, the removal of any asbestos and/or lead as required for building demolition activities, site grading and compaction, as necessary. Site grades may be altered slightly to facilitate drainage.

Site preparation for the future redevelopment of the 30-66 Olive Street site will involve the removal of two structures; one is a storage garage and the other a small retail shop. Work will include the removal of any asbestos and/or lead as required for building demolition activities, site grading and compaction, as necessary. Site grades may be altered slightly to facilitate drainage and support redevelopment actions.

There are no sites within the Bank Row URP that are currently listed as hazardous-waste sites according to the Massachusetts Department of Environmental Protection records. The privately owned parcels scheduled for acquisition will be investigated immediately