

Town of Longmeadow
Planning Board
MINUTES
Of Regular Meeting
January 6, 2004

PRESENT: Chairperson Henry Cropsey, Bruce Colton, Richard Curran,
Walter Gunn, and Louis Kornet

The meeting was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA and was called to order at 7:37 p.m. by Chairman Henry Cropsey. Mr. Cropsey introduced everyone in attendance to audience members.

STEVEN LETKO, BAYSTATE ENVIRONMENTAL & STEPHEN DANALIS, RE: 154 WILLIAMS STREET SUB-DIVISION PLAN – Henry Cropsey reported that Mark Denver, Building Inspector, reviewed the plans submitted for a four-lot subdivision. Mr. Denver commented that the lot sizes and dimensions were not scaled on the plan. Mr. Denver scaled the plans himself; and he determined that the four-lot subdivision is okay under the regulations of the subdivision by-laws as reflected in the preliminary subdivision plans which has been presented to the Planning Board. Mr. Cropsey asked the applicant if he had any additional information or comments from the abutters. Mr. Cropsey went on to say further that the Planning Board will make a decision about the four-lot subdivision; or the Planning Board would talk about considering a two-lot subdivision as requested by the applicant during his first presentation to the Planning Board. Attorney Jeff Roberts indicated that he spoke to Attorney Plumb after the last Planning Board meeting. Attorney Roberts stated that his position was that he had no recommendation one way or the other. After the response was heard from Mark Denver, Mr. Danalis still feels that the best use of the property is a two-lot, rather than a four-lot project; but they are prepared to do either. Attorney Roberts indicated that there is a similar lot situation on Shaker Road. He showed architectural plans as an example.

At this time, Henry Cropsey opened the meeting for public comment:

1. Thomas McCarthy – There is a consensus among the abutters regarding the subdivision. They are opposed to both the two-lot and four-lot subdivision. They are stating their opinion with consistency and solidarity.

There being no further public comment at this time, Henry Cropsey closed the public portion of the meeting. Louis Kornet asked about the process of a preliminary and definitive application. Henry Cropsey explained that a preliminary plan does not discuss specific details of the project, i.e., water, sewer lines specific to the subdivision. A preliminary plan would determine if it is agreeable to zoning by-laws; it is not binding. The purpose is to raise issues and provide the applicant with a consensus of what is feasible with his property according to the Town by-laws.

The Planning Board members followed with a discussion of the issues. Bruce Colton stated that he would like to work with the four-lot subdivision plan rather than the two-lot subdivision because the four-lot falls within the subdivision regulations. Henry Cropsey concurred with Mr. Colton's statements. Lou Kornet stated that the four-lot subdivision appears to meet the requirements in general. He does not feel the same with the two-lot subdivision. Richard Curran feels that the two-lot subdivision does not meet the requirements. He stated that he feels for the neighbors for the four-lot; it is a very tough decision, particularly to give up green space. Mr. Colton noted that the Site and Design Review process could address the density issue. He further stated that he feels that the four-lot subdivision is the only way that legally makes sense; but he feels it would be an incredible impact on the neighborhood. Mr. Cropsey stated that he agrees with the problem areas stated and concurs with Mr. Curran's comments. He stated that he is sensitive to the rights of the applicant and the abutters. He also stated that he thinks that there will be a significant amount of waivers that would be required with a two-lot subdivision and that it would open up a Pandora's box. After the discussion, Henry Cropsey made a motion to approve the preliminary subdivision plan for four lots at 154 Williams Street prepared by Baystate Environmental Consultants, Inc. dated September, 2003. After the motion was made, the Board decided not to vote on the motion.

APPROVAL OF MEETING MINUTES

Minutes of the December 4, 2003 Meeting – Paragraph 3 should read: “Henry Cropsey discussed the process further. He indicated that, in his opinion, the four-lot subdivision could be modified but not denied outright under the Site and Design review process. The applicant may choose to do nothing until January 31, 2004 until the Planning Board gets Mark Denver's input on the issues. This would not be prejudicial either way. After discussion with his client, Mr. Roberts decided to wait until hearing from Mark Denver on this issue.”

After discussion, a motion was made by Henry Cropsey to approve the minutes of December 4, 2003 as amended. Bruce Colton seconded the motion; and they were approved 5-0.

Minutes of the December 8, 2003 Meeting – There were several changes to the minutes of December 8, 2003. Page 1, Paragraph 2, “The house rests on 11,972 square feet with 97 feet of frontage.” Page 2, Line 3 should read as follows: “There will be 15' distance green space between the southerly property line and the building.” Page 2, Paragraph 5, Line 6 – Mr. Martinelli requested of the Planning Board that the fencing issue variance not be the sole reason for denying approval of the site plan.” Page 2, Paragraph 8 should read: “After discussion, the Planning Board made a recommendation that the applicant go for a variance to the Zoning Board of Appeals to have the fencing on its own property.”

After discussion, a motion was made by Henry Cropsey to approve the minutes of the December 8, 2003 public hearing as amended. Louis Kornet seconded the motion; and they were approved 5-0.

The next Planning Board meeting will be on January 8, 2004 to discuss the application of 138 Longmeadow Street. The deadline for the decision is January 22, 2004.

ADJOURNMENT

There being no further business, Henry Cropsey made a motion to adjourn the meeting. Louis Kornet seconded the motion; and it was approved 5-0. The meeting adjourned at 9:45 p.m.

Sincerely,

Judy Downie, Secretary
Longmeadow Planning Board