

Town of Longmeadow  
**Planning Board**  
**MINUTES**  
Of Meeting to Discuss the Application of 138 Longmeadow Street  
**January 8, 2004**

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

**GUESTS:** Brian Fitzgerald and Attorney Gary Martinelli

The meeting was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA and was called to order at 7:30 p.m. by Chairman Henry Cropsey. Mr. Cropsey introduced everyone in attendance to audience members. Mr. Cropsey reported that tonight's meeting is a continuing discussion regarding the Site Plan review for 138 Longmeadow Street. The applicant has made several changes regarding exterior design. In particular, the side layout and parking. Mr. Fitzgerald showed the changes to the "South" side elevation that "breaks-up" the building, putting in more windows, north and south sides "steps back" and has a profile to it. Richard Curran reported that the windows would be a double set of windows with 6" support mullions between the windows. The windows will not be factory "mulled" together. He also went over the details of the exterior corners and siding. The siding will be either wood clapboard or Hardie plank. Hardie plank has the look of real clapboard. After discussion, Henry Cropsey felt that all visual concerns have been met. Some other issues were discussed. All existing trees will remain. Some additional screenings will be added. Mr. Fitzgerald went over the site layout plan. Employee parking will be to the rear of the building. Fencing is on the "South" property line; the fence height transition 4'-6'6" would be a good idea. The utility and grading plan were reviewed; there were no comments from DPW or the Planning Board. Additional plantings were noted on the plans. Lighting – Pole 10'; fixture 18"; base 2 1/2'. The fixture is colonial. Security lighting plans were shown and reports about how lighting will be affected at the building, parking lot, and residential areas. After this discussion, there were no further questions from the Board. Another issue under discussion was ATM usage. Walter Gunn reported that he spoke with a representative at a local bank about any data they might be able to share on ATM usage in their drive-thru and walk-in facilities. The data used was a period of time at the end of December. During the week at a time period between 11:00 p.m. and 5:00 a.m., the outside ATM had 0-1 transactions per night. Inside transactions increased by only one person. The times between 5:00 a.m. – 7:00 a.m. were the biggest transactions. On weekends, the average traffic was 2-3 people from 11:00 p.m.– 12 Midnight and 0-1 person from Midnight – 5:00 a.m. Mr. Kornet stated that he would still like to keep ATM's an issue to consider when granting approval to the applicant. He proposed a condition on the approval of a one-year time period, to look at ATM usage at the proposed site. If there are any negative issues, the Planning Board could look at the particular situation and discuss it with the applicant. Mr. Martinelli indicated that he and his client feel this issue has been resolved with the placement of the ATM, proper lighting, etc. Mr. Kornet added that he felt that disturbances at the site would be an issue and as a Planning Board member would like an opportunity to protect the area and neighborhood. Mr. Cropsey indicated that a provision such as this might result in a curtailment of use rather than ceasing use of an ATM entirely. Mr. Fitzgerald stated that he does not feel this stipulation is necessary or good for their project. Mr. Curran stated that he is sensing that this not much of an issue, particularly based on the data that Mr. Gunn obtained from a local bank. Mr. Martinelli stated that his project is as benign a use of this property as one can get. Mr. Colton felt that the Planning Board should not worry about this at all because this is a general by-law violation to open after hours for retail transactions. The Board of Selectmen, not the Planning Board, should deal with this. Walter Gunn added that he was glad the applicant moved the ATM from the southerly side of the building to the north side.

The meeting was open to the public for comments. Before the public was invited to speak, Mr. Cropsey stated that the Planning Board would make a decision at tonight's meeting. He stated that he would like to receive a report in regard to a detailed description of the lighting fixtures for the Planning Board's files. He also would like details on the window mullions as well. A letter dated January 8, 2004 from Gary Martinelli references fencing issues.

In regard to the Public Comments, Mr. Cropsey asked the audience to speak to the issues brought up at tonight's meeting.

1. Mary Vogel, 19 Pleasantview Avenue – She feels that the compromise was a good one in regard to the ATM but to pat the applicant on the back with regard to their plans which were revised over and over with an ATM in neighbors' backyards and other issues is unconscionable.

There were no other comments from the public. Henry Cropsey made a motion to approve the Site and Design Approval Plans of August 2003 for 138 Longmeadow Street, LLC revised dated December 17, 2003 with fencing along the southerly side of the premises to be addressed per the applicant's letter of January 8, 2004 and contingent upon the applicant's installation of light fixtures and window support mullions satisfactory to the Board. Bruce Colton seconded the motion; and the motion was approved 5-0.

Louis Kornet felt that it is the Planning Board's duty to look at everyone's best interests. The end result will be a better project. He indicated that he feels, in time, this will be a good solution for the entire town. Mr. Cropsey stated that he would write a letter to the Zoning Board of Appeals (ZBA) to support fencing issues for this project based on hardship and topography in the area.

### **ADJOURNMENT**

The next meeting will be held on Tuesday, February 3, 2004, 7:30 p.m. with a location to be determined. There being no further business, Henry Cropsey made a motion to adjourn the meeting. Walter Gunn seconded the motion; and it was approved 5-0. The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board