

Town of Longmeadow
Planning Board
MINUTES
Of Regular Meeting
January 11, 2005

PRESENT: Chairman Bruce Colton, Richard Curran, Walter Gunn,
Roy Johansen, and Louis Kornet

The meeting was held at the School Committee Room, Longmeadow High School, 127 Grassy Gutter Road, Longmeadow, MA. The meeting was called to order at 7:02 p.m. by Chairperson Bruce Colton.

Bruce Colton stated that after the Town election in May 2004, Walter Gunn and Bruce Colton agreed to split Richard Curran's term as Chairperson of the Planning Board. Bruce Colton has served as Chairperson from May-December, 2004. Bruce Colton made a motion to nominate Walter Gunn as Chairperson of the Planning Board from January-May, 2005. Richard Curran seconded the motion; it was approved 5-0.

APPROVAL OF SIGNAGE AT FAR EAST, MAPLE ROAD, LONGMEADOW, MA –
No one came representing Far East regarding approval of signage at tonight's meeting.

**O'CONNELL OIL ASSOCIATES, SHELL STATION, 711 BLISS ROAD, RE:
SIGNAGE FOR DUNKIN DONUTS** –Louis Kornet indicated that he has an ongoing business relationship with Dunkin Donuts Corporation; therefore, he is recusing himself from any discussion on this agenda item. John Gaudrault, Senior Vice-President O'Connell Oil Associates, and Attorney James Martin, Robinson Donovan Law Firm, presented the proposal. Attorney Martin is replacing Attorney Jeffrey Roberts for this evening's meeting. Attorney Martin explained that O'Connell Oil Associates would be selling Dunkin Donuts products at the Shell Station, 711 Bliss Road, in accordance with a special permit that was issued by the Zoning Board of Appeals (ZBA) in 1988. The Building Commissioner and Board of Health have approved this proposal. O'Connell Oil Associates would also like to replace the existing snap lock sign in the same location, no larger than 36" wide X 48" tall. The sign will be interior lit and will bear the Dunkin Donuts logo. The colors of the sign are a white background, gray frame, and orange and pink lettering and logo. The second request is to insert an interior lit Dunkin Donuts logo in place of a blank panel on the freestanding "Shell" ID sign, which identifies the prices of gasoline. After discussion, Bruce Colton made a motion to Waive Site and Design review for the two Dunkin Donuts signs in the submission of Robinson Donovan dated January 4, 2005. Richard Curran seconded the motion. There was no further discussion; it was approved 4-0. Louis Kornet abstained from voting.

After the motion was approved, Walter Gunn brought up the issue of the cut-through and speed bump at the Shell Station. Mr. Martin indicated that O'Connell Oil has not forgotten this issue. Louis Kornet added that he has had many conversations with John

Gaudrault, in particular the long-range planning committee. The Traffic Department, Long Range Planning, and Board of Selectmen favored signage requesting not to cut through the parking lot. Mr. Gaudrault also indicated that there would be more plantings in the spring in the front of the building. Richard Curran suggested involving Michael Kirby, Longmeadow Police Department Safety Officer, with the schematic and wording of the sign. All Planning Board members and O'Connell representatives thought that this was a good idea.

Attorney Martin also formally filed a Site and Design Review application on behalf of Bay Path College for renovations to the parking area on its main campus, known as Lot A. A check for \$250 was presented, as well as seven copies and site plan prepared by the Berkshire Design Group.

FILING OF PRELIMINARY PLAN – CHANDLER AVENUE, LONGMEADOW, MA

– David Costello with partner Ronald Eckman, and John Tomaszewski, Eco-Tech., came before the Planning Board to discuss preliminary plans for a development on the Chandler Avenue site. Walter Gunn indicated that the developers submitted unofficial plans. It was suggested to put the road in on the left side. No other Town boards to date have made comments about the pitch of the road. (The maximum grade is 6%; 12% is allowed – 13% is proposed.) The partners gave a presentation of the proposal. They are proposing six lots, 13% road grade, and the road to be shifted to the left side. Lot A will have part of the storm water management system on that site. The remaining land will need ZBA approval before going forth with a definitive plan because there is a creation of a new non-conforming lot; frontage is the problem, not the size (18,750 square feet) – 125' frontage is required. Mr. Johansen asked if sidewalks were shown in the plan. Mr. Costello replied that sidewalks are not in the plan but they will put sidewalks in if they are required to do so. Mr. Curran expressed concerns about the pump station in the proposed development.

The Planning Board took questions from the public. Bradford Gill and Chris Gill, 808 Longmeadow Street: The Gill's questioned the 125' minimum requirement for frontage. They also questioned the width of the road 24-26'. Mr. Chris Gill asked about what the leeching galleys look like. Mr. Michael Coronna, 24 Chandler Avenue, indicated that he had a number of concerns. He cited the existing road, existing traffic, students walking to and from school, and what six new homes in this area would create. He stated that he does not think this project will be able to handle the existing road. Another concern was whether the sewer system could handle the new capacity. Richard Curran stated that two cars could not easily pass each other. He also mentioned the parking issues that have arisen at Dr. Brook's office at the end of Chandler Avenue.

Mr. Costello's response to neighbor's concerns was that they will do what is necessary to have sewage issues done correctly. They plan on increasing the width of the road, put utilities underground, fire hydrants can be moved, catch basins can be moved to property lines, etc.

Stan Cummings, 19 Chandler Avenue, indicated that he was concerned about the width of the road. He felt that burying utility lines, for example, would not help. Walter Gunn and Richard Curran both shared concerns about the width of Chandler Avenue. Mr. Eckman stated that he would send copies of the plans to the Longmeadow Police Department for their input. Planning Board members felt that Town Engineering, Police Department, Fire Department, and Historic District should give their input and expertise on the proposal. There was mention of having a traffic study done on the area in question. Mr. Eckman indicated that perhaps he and his partner would have a traffic study done on their own.

BAY PATH COLLEGE, LONGMEADOW STREET, & FARMLEA DRIVE,

LONGMEADOW, MA – Henry and Melinda Cropsey (862 Longmeadow Street), Bill Wagner (878 Longmeadow Street), and Bill and Kathy Tognari (870 Longmeadow Street) came before the Planning Board to discuss some issues of concern on Longmeadow Street and Farmlea Drive. Henry Cropsey showed a map of the area and pictures to support their concerns. Mr. Cropsey explained that in 1997 Bay Path College purchased property for athletic fields for soccer and baseball. The use of this area now includes many cars and buses for viewing athletic events on Farmlea Drive. The neighbors questioned vehicle use on Farmlea Drive as well as use of the dirt road over to 906 Longmeadow Street. The neighborhood group feels that more traffic travels on this road at times than some public roads. The neighbors also indicated that Bay Path has been dumping back in this area as well. Conservation and violation of Town by-laws whereby removing dirt, etc. without permission or any dumping without a permit are issues of concern. The neighborhood group also stated that Bay Path has built a “ropes” course and structure down in the athletic fields area without Planning Board approval or building permit approval in violation of **Article XI Site and Design Review, Section B and C**. The Cropsey’s, Mr. Wagner, and the Tognari’s also requested that the Planning Board ask Bay Path to submit whatever long-range plan they have developed for the college’s future growth and development.

After the presentation and discussion, Walter Gunn stated that he would contact Mark Denver to determine if the “ropes course” permit had been filed. Mr. Gunn will also ask about dumping in this area.

APPROVAL OF MEETING MINUTES – A motion was made by Roy Johansen to accept the December 11, 2004 meeting minutes as written. Walter Gunn seconded the motion; it was approved 4-0. (Bruce Colton had to leave the meeting early at 8:45 p.m.) On the minutes of December 7, 2004, the only correction is on the third paragraph, line 3. The line should read: “Fr. Lawrence Provenzano came before the Planning Board requesting...” Walter Gunn made a motion to accept the meeting minutes of December 7, 2004 as revised. Louis Kornet seconded the motion; they were approved 4-0.

The next Planning Board meeting will be held on February 1, 2005 with a location to be determined.

OTHER: Louis Kornet made a motion to formally request the Board to draft and deliver a letter to Carol Leary, President of Bay Path College, to request information regarding Bay Path's future growth and development. Richard Curran seconded the motion; it was approved 4-0.

Louis Kornet also proposed having a planning committee meeting in the near future involving Arlene Miller and Cynthia Sommer of the Long Range Planning Committee, possibly on a Saturday.

ADJOURNMENT

There being no further business, Roy Johansen made a motion to adjourn the meeting. Walter Gunn seconded the motion. The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board