

Town of Longmeadow  
Planning Board  
**MINUTES**  
Of Meeting Held  
January 4, 2006

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

The Regular meeting of the Longmeadow Planning Board was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA. Walter Gunn opened the meeting at 7:05 p.m. Walter Gunn introduced all Planning Board members with a roll call, as well as the Planning Board's secretary.

**ANR PLAN – ALICE VALENTINE, 136 CAPTAIN ROAD, LONGMEADOW** – Ms. Valentine reported that they had discovered that the property boundary went through their patio. The Valentine's purchased their neighbor's portion of land; there would be 110' of frontage. There was a question about inadequate frontage of both lots; 125' is required. Both new lots would have inadequate frontage on a public way. After discussion, Walter Gunn indicated that he would contact Town Counsel, Joel Bard, on this issue. It was determined that the Planning Board will schedule another meeting within the timeline of 21 days to resolve the issue.

**BOMBAY COMPANY, LONGMEADOW SHOPS, 724 BLISS ROAD, LONGMEADOW – REQUEST FOR AWNING** – Jennifer Kapenas from Viewpoint Sign and Awning came before the Planning Board with a request for a non-illuminated awning for Bombay Company next to the Friendly's Restaurant location. The color is back sunbrella, not illuminated, not retractable. The awning comes out 4'. The graphics are painted white with the Bombay logo. The awning is 38" X 178"; the graphic is 10" X 67 ½". After review, Walter Gunn made a motion to waive site and design review for an awning for Bombay Company at 724 Bliss Road, Longmeadow, MA per plans submitted by Viewpoint Sign and Awning dated December 19, 2005; revised January 4, 2006. Roy Johansen seconded the motion; it was approved 5-0. There are 21 days to appeal the decision.

**SERENDIPITY SALON, 807 MAPLE ROAD, LONGMEADOW, MA** – Gunnar McCormick, from Agnoli Signs, came before the Planning Board requesting changing a sign face in the existing sign box as well as a window sign from previous business, Hair Designs by Alex and Linda. The new salon is Serendipity Salon. The replacement sign is 3' X 6' illuminated box sign 3' X 6' X 3/16" acrylic ivory face with back and gray vinyl. Also requested is to remove and replace copy on existing 90" X 91" window using white H.P. vinyl. After review, Walter Gunn made a motion to waive site and design review for signage for Serendipity Salon at 807 Maple Road, per plan submitted December 15, 2005. Roy Johansen seconded the motion; it was approved 5-0.

**OTHER**

1. The cell tower request from Sprint PCS Wireless at St. Mary's Church steeple tower will be discussed at the February meeting date.
2. There will be a meeting on January 11, 2006 at 8:30 a.m. at the Longmeadow Community House for a continuation of the ANR Plan Request for Alice Valentine.

3. The next regular meeting of the Planning Board will be held on February 8, 2006, with a location to be determined. The site and design review for Chandler Avenue will be discussed at that time.
4. Approval of Minutes – The Planning Board members reviewed the minutes of December 7, 2005. In Paragraph 3, the last line should read, “There are 21 days to appeal the decision”. Walter Gunn made a motion to accept the meeting minutes of December 7, 2005 with corrections. Bruce Colton seconded the motion; it was approved 4-0.
5. Louis Kornet proposed drafting a letter for Planning Board approval regarding some inaccurate statements in regard to the Planning Board, Select Board, and the Danalis 4-lot subdivision.

**CHANDLER AVENUE SUBDIVISION APPROVAL VOTE** – The petitioners have requested several waivers for approval in their subdivision approval for Chandler Avenue.

Planning Board members agreed to discuss the requested waivers individually at this time.

1. Profile Scale – This area is required by Longmeadow Town By-Laws. The Town requires 1”=4; the petitioner has submitted 1”=5. Planning Board members did not see any problems with petitioner’s scale.
2. Section IV A1-D – Reserve Strip – The petitioner stated that they will maintain this lot. Planning Board members had questions regarding this issue. The petitioners indicated that they would be willing to write restrictions per Planning Board request in the covenant. The Homeowner’s Association would be required to adhere to the stipulations.
3. Length of Chandler Avenue – The Town regulations state that any dead-end street cannot be over 500’ in length. The subdivision and site and design proposal indicates that the proposed street is 1,050’ in length. The Select Board would be responsible for approving any changes or modifications (widening) to the existing street. Planning Board members mentioned public safety issues in considering the length of the street. The Planning Board would also be considering both sections (old and new) relative to the length of the street.
4. Pavement Issues – Town By-Laws require 26’ of pavement. The subdivision application is proposing 24’ of pavement. Planning Board members did not seem to have a problem with this issue.
5. Sidewalks – Town By-Laws require sidewalks on both sides of residential streets. The applicant has proposed a 5’ wide sidewalk on the north side of Chandler Avenue, consistent with the opinion of police department public safety officer, Planning Board members had no issue with this particular proposal.
6. Driveway Locations – Planning Board members did not have an issue in this area. The DPW Director, did however, have an issue regarding plowing. It was indicated that this would be covered under the site and design review decision.

Planning Board members stated that storm water is a big issue. Walter Gunn stated that Jim Toth is not in total agreement with the plan. Mr. Gunn stated that an e-mail was sent to Planning Board members, late afternoon, on January 4<sup>th</sup>. Mr. Toth feels that the storm water plan is not

satisfactory. Mr. Curran indicated that he spoke to the Chairperson of the Conservation Commission in regard to the property at 60 Ely Way. There is potential of further erosion and the Planning Board should take this into consideration in their decision.

Mr. Gary Weiner, from Eco-Tech., disputed Mr. Toth's findings.

**COMMENTS FROM PLANNING BOARD MEMBERS –**

Louis Kornet – In regard to the primary issues, any submitted plan must serve the best interests of the town. No “gray areas” should be allowed; there is a potential for on-going liability to the town. He will vote on that basis.

Walter Gunn – He feels that the plan still has serious flaws concerning storm water management.

Bruce Colton – He has concerns about storm water drainage, length of the cul-de-sac, and no alternative access.

After discussion, Walter Gunn made a motion for approval of the sub-division. A negative vote would be against the subdivision; an affirmative vote is for the subdivision.

**The following motions are on record:**

Roy Johansen made a motion for conditions of approval. A Homeowner's Association will be established for property owners for Lots 1-6 for maintaining storm water management and Lot A would always remain controlled by the Homeowner's Association and can never be deeded to another party or ever developed. No further extension or side streets can be added to Chandler Avenue. Richard Curran seconded the motion; it was approved 5-0.

Bruce Colton made a motion to approve the sub-division for Chandler Avenue with the above conditions, which were amended to the plan. Roy Johansen seconded the motion. The vote was 5-0 opposed. The definitive subdivision plan is disapproved 5-0.

**Comments for Decision:**

Bruce Colton and Richard Curran stated that the 500' issue of roadway length is important to enforce for public safety issues. They felt that the petitioner has not demonstrated sufficient evidence for topography and safety concerns to waive this condition. Louis Kornet had concerns about storm water management. Roy Johansen agreed with Jim Toth's skepticism of the plans. The property on Ely Road (a parallel street) has similar topography as the area on Chandler Avenue and has similar storm water drainage problems. Additional water will exacerbate the problems.

There being no further business, Roy Johansen made a motion to adjourn the meeting; Walter Gunn seconded the motion; it was approved 5-0. The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board