

Town of Longmeadow
Planning Board
MINUTES
Of Regular Meeting
October 7, 2003

PRESENT: Chairman Henry Cropsey, Bruce Colton, Richard Curran, Walter Gunn, and Louis Kornet (arrived at 7:40 p.m.)

The meeting was held at the Longmeadow Community House, 735 Longmeadow Street, and called to order at 7:31 p.m. by Chairman Henry Cropsey. Mr. Cropsey introduced the members of the Planning Board to those persons in attendance.

JOSEPH JEAN, GENERAL MANAGER, ARMATA'S MARKET, 901 SHAKER ROAD, LONGMEADOW – Mr. Joseph Jean came before the Planning Board with a proposal for a lit sign along the roofline at the junction of the roof on 901 Shaker Road and 903 Shaker Road. The sign is requested so as to promote “Sub Primo” sandwiches that are sold within Armata’s Market. The size of the sign is 42” X 97”. No different entry to the store is being requested. The store does not currently have any other sign other than “Armatas’s” at this time.

The Planning Board members discussed the legality of additional signage at the store. After review of the Zoning By-law Regulations, Planning Board members felt that **ARTICLE XIII SIGN REGULATIONS, SECTION I. DISTRICTS AND SPECIAL REGULATIONS, 2b** was pertinent. It reads: *“Each establishment in a multiple-tenant parcel shall be permitted to display no more than one (1) blade sign in addition to the primary sign, provided that the blade sign:*

- i. Shall not exceed three (3) square feet in surface area;*
- ii. Shall not exceed four (4) feet in length;*
- iii. Shall not be illuminated, unless indirectly;*
- iv. Shall be designed to be consistent with other signs at that location.”*

Henry Cropsey stated that the Planning Board would have to turn down the proposal as currently presented. Mr. Jean is allowed a blade sign under the current requirements of the Zoning By-laws as stated in the above paragraph. Mr. Cropsey stated that he is welcome to re-work his proposal and come to next month’s meeting. Mr. Jean indicated that he would like to withdraw his application. Planning Board members thanked Mr. Jean for coming to this evening’s meeting.

TIM HARRIS, LONGMEADOW PROFESSIONAL PARK, DWIGHT ROAD, LONGMEADOW – Mr. Tim Harris, representing Aspen Square Management, came before the Planning Board with a request to add 24 more parking spaces at the Longmeadow Professional Park, Dwight Road, Longmeadow, Building #1. Mr. Harris stated that dentists, attorneys, investment firms, and specialty physicians occupy the

Professional park. He has a choice of three plans which are designated A, B, and C. Eighty feet (80) is between the buildings and the plans are drawn to scale. Richard Curran remarked about the run-off of drainage and erosion on the Grande Meadows site, which is closely situated to the Longmeadow Professional Park. Mr. Curran also stated that the Conservation Commission should do a study to see its impact on the area.

Mr. Cropsey stated that he is not opposed to the idea of additional parking but he also felt that it would have a significant impact to the neighborhood. This proposal would most likely have to go through the Site and Design Review process. Walter Gunn and Louis Kornet also agreed to the points made by Mr. Curran and Mr. Cropsey. After discussion, Henry Cropsey suggested that Mr. Harris have an engineer do a study on which plan, A, B, or C would have the least impact on the abutters and area in question. It was also suggested to have the Longmeadow Town Engineer render his opinion and offer assistance. Mr. Harris agreed to the suggestions of the Planning Board; and he will come back with an engineering report and reworked plan at a future date.

RICHARD MCCULLOUGH, RE: EMERGENCY ACCESS AT THE NORTH END OF PENDLETON LANE (an update) – Mr. McCullough came before the Planning Board and explained that he has spoken with his partner, Paul Sears and they have approached the Longmeadow Mall Ltd. Partnership regarding a proposal to have an emergency access on property in the back parking lot behind the Banknorth building; and this area would be used for an emergency access. Mr. McCullough indicated that they could not come to terms on how the Longmeadow Mall Ltd. Partnership would give up part of their property, what their liability would be, etc. Mr. McCullough and Mr. Sears have decided, therefore, to put a water line at the north end of Pendleton Lane -- a 60-foot wide swath. The land is residentially zoned and Mr. McCullough would maintain ownership and maintenance. Mr. Cropsey and Mr. Gunn expressed disappointment at the outcome and indicated a willingness to intervene with a meeting with all parties involved (Mr. McCullough and Longmeadow Mall Ltd Partnership) to discuss the issues or by having the Planning Board write a letter on Mr. McCullough's behalf. Mr. Cropsey also indicated that the Longmeadow Fire Chief might help by giving his input and guidance. Mr. McCullough indicated that he felt that a letter to the owner of the Longmeadow Mall Ltd. Partnership was not necessary at this time.

Planning Board members agreed that no one on the Board is interested in removing the requirements of the access road. Mr. McCullough stated that he would like to get the water line in as soon as possible and grade the area enough to have access in an emergency. The work would be a first step toward finishing the project as originally approved by the Planning Board. A type of gate fencing would be put up in the area. Mr. Cropsey stated that Mr. McCullough is welcome to come before the Planning Board at a future date and give a progress report.

STEVEN LETKO, BAYSTATE ENVIRONMENTAL, RE: REPRESENTS A CLIENT WHO REQUESTS A SUB-DIVISION PLAN – There was no representation by the petitioners for the sub-division request at this evening’s meeting. There were, however, several residents from the area who had questions about the sub-division request.

Mr. Cropsey explained an ANR plan request. The Planning Board has to sign-off on this type of plan. There is no formal notification to the abutters. A sub-division request would require a formal application to the Planning Board and abutters would be notified. Site and Design regulations as written in the Town of Longmeadow Zoning By-laws apply as well. Mr. Cropsey explained that the Planning Board could be more restrictive than what the law allows under this type of plan.

MISCELLANEOUS

1. Approval of the Meeting Minutes of September 2, 2003 – There are several changes in the meeting minutes of September 2, 2003. Page 1, 2nd paragraph, line 26 ... “*Board will contact a traffic engineer in order to do a traffic study.*” Page 2, eliminate the last three lines in the first paragraph with the following sentence: “*Mr. Walker submitted materials indicating that the Longmeadow Shops as a whole were still in compliance with the parking requirements of the Zoning By-laws provided that the un-rented space behind the Gap and Chico’s remained unused and was not counted toward parking requirements.*” Page 3, 3rd paragraph, line 18 – the word should be “greater” rather than deeper.

After discussion, Henry Cropsey made a motion to accept the minutes of the September 2, 2003 Planning Board meeting as revised. Bruce Colton seconded the motion; and they were approved 5-0.

2. Richard Curran stated that he would like to meet with Christopher Carr from Jewish Geriatric Services (JGS) to explain exactly what modifications are necessary with the plantings at Genesis House III on Converse Street as well as give direction as for completion of the project in accordance with the approved site plan for Genesis House III. Mr. Curran requested that a couple of Planning Board members come with him to meet with Mr. Carr. Tuesday, October 14 at 5:00 p.m. was the date selected.
3. The next Regular meeting of the Longmeadow Planning Board will be held on Tuesday, November 4, 2003, 7:30 p.m. with a location to be determined.

ADJOURNMENT

There being no further business, Henry Cropsey made a motion to adjourn the meeting. Richard Curran seconded the motion; and it was approved 5-0. The meeting adjourned at 9:03 p.m.

Sincerely,

Judy Downie, Secretary
Longmeadow Planning Board

