

Accepted with corrections 12/11/2004

Town of Longmeadow
Planning Board
MINUTES
Of Meeting
October 20, 2004

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

ABSENT: Louis Kornet

A meeting was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA to discuss the placement of air conditioning condenser units at 138 Longmeadow Street.

The meeting was called to order at 7:01 p.m. by Bruce Colton. Bruce Colton stated that he met with Attorney David Martel, Town Counsel, to discuss the placement of the air conditioning condenser units at 138 Longmeadow Street. Attorney Martel confirmed the interpretation of the by-law that the air conditioning condensers are within 15' of the property line on the southerly side; therefore, the structure (air conditioning condensers) cannot remain at their present location.

Brian Fitzgerald and Gary Martinelli stated that this was an oversight in the original plan that the air conditioning and condensers were not designated. They acknowledge that these items are considered structures. The air conditioning and condensers will be on a concrete block behind the building. The dumpster pad and dumpster enclosure will be moved to a northerly direction to the rear of the building. The air conditioning will be behind fencing as well as abutters' fencing to provide for a double fence effect.

Mr. Gunn stated that he called a dealer and asked him about the noise levels of the condensers being installed at the property. The dealer stated to Mr. Gunn that it is an extremely quiet machine.

Bruce Colton stated that he feels that the revised plan of October 19, 2004 deals with the legal problems raised. He asked if any Planning Board member wanted to take the issue to a public hearing or waive site and design review.

After discussion, Roy Johansen made a motion to waive Site and Design Review on 138 Longmeadow Street due to the minimal nature of the changes. Richard Curran seconded the motion; it was approved 4-0.

Brian Fitzgerald indicated to Planning Board members that he had one other matter to discuss regarding signage on the ATM drive-thru. The fascia board is 160' from the

street line. The sign is 7' high above grade. It will designate either "Open" or "Closed" on the ATM or teller area.

After discussion of the proposal, Bruce Colton made a motion to waive Site and Design Review for three black signs on the east side of the drive-thru; the letters ATM and word, "Teller", to be no more than 6 ¾" tall, non-lit lettering painted black on a white background and a third sign will read, "Clearance 9-2", with black lettering which is on a 4 X 2' white metal sign. Richard Curran seconded the motion. There was no further discussion; it was approved 4-0.

PROPOSED SIGNAGE BY-LAW AMENDMENT – Bruce Colton read the proposed signage by-law that was written by Planning Board members, with recommendations and request by Mrs. Alice Valentine, resident. Mr. Colton indicated that a public hearing would be held, the Planning Board will vote to recommend the changes, and at Town meeting (scheduled for November 30, 2004), a 2/3-majority vote will be required to pass these amendments. Planning Board members went over the details of the proposed article(s). Mr. Colton stated that the Planning Board would be voting to go forward with the proposal to present at the Town meeting.

After discussion, Roy Johansen made a motion to approve the zoning by-laws change to recommend zoning by-law for the public hearing. The other proposal is in regard to construction signs. Bruce Colton seconded the motion. There was no further discussion; it was approved 4-0. A motion was moved to propose a fourth amendment. Walter Gunn seconded the motion; it was approved 4-0.

ADJOURNMENT

There being no further business, Roy Johansen made a motion to adjourn the meeting. Bruce Colton seconded the motion; it was approved 4-0. The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board