

Approved 11/2/2005

Town of Longmeadow  
Planning Board  
**MINUTES**  
Of Meeting Held  
October 20, 2005

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

A meeting was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA. Walter Gunn opened the meeting at 7:04 p.m. Mr. Gunn indicated that the purpose of this meeting is a regularly scheduled Planning Board meeting and a continuation of the public hearing on the subdivision and site and design review for Chandler Avenue. Mr. Gunn introduced Planning Board members and their secretary to everyone in attendance.

**ANR REQUEST FOR LONGVIEW DRIVE, LOT 88** – The petitioner came before the Planning Board with an ANR request to divide one lot from Longview and Bark Haul Road into two building lots. Walter Gunn stated that adequate frontage is needed on both lots. There is adequate frontage (351.44) for Lot 114; on the other lot (#113) there is not adequate frontage. After discussion, Walter Gunn made a motion to endorse this plan as an ANR plan of the land of Lot 88 between Longview Drive and Bark Haul Drive revised June 13, 2005. Richard Curran seconded the motion. The motion was opposed 5-0. Walter Gunn stated that the petitioner has 21 days to appeal.

**BAY PATH COLLEGE – SITE & DESIGN REVIEW CARR HALL** – Three representatives from Bay Path College, Dorothy Varon, Paul Stanton, Director of Special Projects, and Bob Stevens, from Tessier and Associates Architects came before the Planning Board. They are proposing exterior changes within the renovations to Carr Hall. They are proposing a waiver of Site and Design Review; there will be no change in use. They showed three drawings of the proposed changes. The existing elevations are shown on the third visual. The plans include the renovation to the third floor of Carr Hall, new mechanicals, transformer, electrical changes, new chiller, new below grade neutralization tank, and minor exterior changes. New landscaping will surround the mechanicals. On the exterior of the building there will be increased air intake because of the third floor. There will also be upgrades in the plumbing systems on the third floor as well as fire safety upgrades. (The building is actually basement, first, and second floor.) Mr. Johansen asked if the project had any changes or expansion of use. The reply was no; they are used for classrooms now and they will remain classrooms. Mr. Johansen also asked about the new chiller. Bay Path representatives indicated that the reason for the replacement is to add more capacity. Mr. Curran stated that there seems to be little or no changes on the outside of the building. A few members of the audience had questions regarding who the classrooms would be for – either young children or college students. Another resident asked about ventilation and fumes from the science labs.

There being no further discussion, Walter Gunn made a motion to Waive Site and Design Review for exterior modifications to science labs at Carr Hall per plans dated October 5, 2005. Bruce Colton seconded the motion; it was approved 5-0. There are 21 days allowed for an appeals process.

**STEPHEN DANALIS – 154 WILLIAMS STREET, LONGMEADOW** – Mr. Danalis was not present at this evening's meeting.

**STATE LINE MOBIL GAS STATION, 1730 LONGMEADOW STREET – REQUEST FOR SIGN CHANGE APPROVAL**

– James D. O'Connell, Vice-President, from Stateline Service, Inc. came before the Planning Board. Mr. O'Connell offered an apology to the Planning Board regarding not receiving approval prior to placing new signage at 1730 Longmeadow Street. He also indicated that he was in litigation with Exxon Mobil and he could not talk about the lawsuit. Mr. O'Connell indicated that Irving Fuel Distribution agreed to supply fuel to the station, and subsequently arrived at his location to put up new signage. Mr. O'Connell stated that the new signs above the pumps are the same size (24" X 41") as the old ones; the Irving logo is replacing Mobil. This is the same for the new ID pole sign on the corner of South and Longmeadow Streets. The dimensions are 39" X 73". The signs on the canopy are now 2' X 3'; previously they were 3' X 10'. The only other outside signs were two 4' Mobil flying Pegasus signs. Mr. O'Connell would like to use the same signs and put a Massachusetts State Lottery insignia at these two locations. After discussion, Planning Board members requested that Mr. O'Connell get detailed plans from Irving in regard to colors, lettering, and location of signs so the Planning Board might make a decision on the proposal. Also requested are photos of the proposed lottery signage with colors, lettering, and details by the petitioner for the Planning Board. Walter Gunn suggested that Mr. O'Connell come back to the next Planning Board meeting with more detailed information and the Planning Board will be able to render a decision.

**CONTINUATION OF PUBLIC HEARING ON THE SUBDIVISION AND SITE & DESIGN REVIEW FOR CHANDLER AVENUE**

– Walter Gunn announced that the following portion of the meeting would be for continuation of the public hearing for Chandler Avenue. A statement was read from the Historic Commission, Chris Hall, regarding the proposed development. At their October 6<sup>th</sup> meeting, members of the Historic Commission voted to make a statement on the issue. The representatives' unanimous decision was to strongly oppose the development. Some of the reasons are as follows:

1. It is one of the few remaining streets in town designated as a country lane. It has great historical significance.
2. Two buildings facing Longmeadow Street are on the Board of Historic Registry. Six structures in town show the historic commercial history of Longmeadow; three are in this area. The Historic Commission is urging that the Planning Board reject this proposal, even if it is non-binding.

3. The Historic Commission strongly opposes the demolition of 52 Chandler Avenue.

Mr. Hall requested that the developer submit a historic impact statement to the Historic Commission on his development. Mr. Johansen asked if there were guidelines of what is required for a historic impact statement. Mr. Gunn indicated that before the Planning Board signs off on the plan the Historical Commission must sign off on the plan. If there are changes in the road, the applicant must file a plan. There was much discussion on this issue.

Attorney Geoffrion stated that the developer is ready to propose a deal to give them the house plus \$10,000 in moving expenses if the project was allowed. Attorney Geoffrion asked Mr. Hall if the entire area of Chandler Avenue is an actual historic designation. The reply from Mr. Hall was that it has been proposed to be designated as such and is in the process of approval.

Other members of the public were invited to speak on the issues.

Susan Baker – Mrs. Baker asked a question on the approval of historic structures and areas. She also asked if there was anyone present from the Conservation Commission. There was no one representing tonight, but Planning Board members were hopeful that a member(s) would be able to attend the next meeting.

Stanley Cummings – Mr. Cummings stated that he has sent letters to the Planning Board. He expressed concerns that a third version of the plans had been filed with the Town as of last Friday. Chandler Avenue's lawyers and engineers have not had time to review the latest version of the plan. Mr. Cummings spoke on many issues regard 52 Chandler Avenue and the street.

John Robbins, 1028 Longmeadow Street – Mr. Robbins introduced himself as the Chairperson of the Historic District Commission. He stated that he has been reading through the by-laws and based on discussions he has had, he feels that the proposed plans will be detrimental to the area. He also mentioned the length of the cul-de-sac as well as public safety concerns. He indicated that if site and design approval is allowed, it (the plan) would also have to be approved by the Historic District. Mr. Gunn stated that the issue on the length of the cul-de-sac is being reviewed by Town Counsel. The fire department and police department have signed off on the plans and sees no major issues. The traffic study was also waived.

Bill Cunningham, 132 Ely Way -- Mr. Cunningham spoke about the functionality of property development. He stated that on October 8-9<sup>th</sup> 6.7" of rain or 63% of leeching basin and retention areas was reached. On October 13-15<sup>th</sup>, 71% system capacity was reached. He stated that another storm of this magnitude would breach this system. He does not feel that the developers can guarantee their water, sewer and storm water systems.

Jewel Reed – Mrs. Reed read a statement from Mrs. Patricia Lincoln Low, owner of a home on Chandler Avenue as well as 822 Longmeadow Street. In Mrs. Low’s letter she mentions the possible, considerable damage heavy construction equipment may cause older buildings passing to the construction site. She proposes that the residents of Chandler Avenue request that the developers should be required to place monies in escrow, via a bond to cover short and long-term damages to Chandler Avenue properties. She also mentioned the difficulty of cars, delivery trucks, emergency vehicles, etc. that would have difficulty maneuvering a proposed 12% slope on Chandler Avenue.

Mrs. Reed, a member of the Longmeadow Historic Commission, also read a statement of her own regarding the proposed development. Mrs. Reed stated that the Green represents a “precious illustration of history”; it is a living picture of homes in the 18<sup>th</sup> and 19<sup>th</sup> century still being lived in and cared for by residents. Some of the problems that she as a historic district commission member are: (1) what will happen to the appearance of historic buildings at the top of Chandler Avenue as well as parking issues at the Spa on the Green; (2) traffic issues will most likely increase with a new development so close to the intersection of Williams and Longmeadow Streets; (3) the 12% slope proposed on the street and the difficulty of both cars, trucks, and emergency vehicles; (4) drainage issues are a concern for residents of Chandler Avenue, particularly “down-the-hill” residents.

Linda Fisher – Ms. Fisher had a question about the list of waivers. She asked if the Planning Board had received these waivers. Walter Gunn stated that the Planning Board did not receive the waivers in advance. Ms. Fisher stated that she would like to see the documentation. She also mentioned the negative effects of cars going up and down Chandler Avenue.

Attorney Geoffrion responded that a full list of waivers is on the latest revision of the subdivision plan. Walter Gunn read the list. When a resident asked about the width of the sidewalk, Gary Weiner responded that the older portion of Chandler Avenue would be 4’; the newer portion of Chandler Avenue would be 5’ in width.

David Ratner, 120 Ely – Mr. Ratner had a question for the Planning Board. Is this not enough objection with a room full of people objecting to the plan? Mr. Gunn responded no, that the Planning Board represents all citizens in town under the by-laws of the Town of Longmeadow. The developers have legal rights as well.

Susan Baker, 98 Ely Road – Mrs. Baker asked some “food for thought” questions. Have any environmental issues been addressed? Water line issues remain a concern for many Chandler Avenue and surrounding streets residents.

Dr. William Knaus – He stated that this is a highly unpopular plan. He indicated that you have to look at the overall context of the plan. It would have a devastating effect on the neighborhood.

Michael Caronna – Mr. Caronna questioned if the utilities have to be put on the right of way or can they be put on private property? The response was easements would have to be granted.

Richard Curran had a question for Jim Toth about the water supply quality. Gary Weiner stated that the “loop” system is preferred for their project. The developers have made attempts to gain easements from Ely Way but have been unsuccessful. There was discussion about looping the water system. Mr. Toth stated that at the dead-end run there might be poor water flow and quality. Mr. Curran also had a question about the upper end of Chandler Avenue and snowplowing issues, particularly with 4’ sidewalks. Would there be a problem getting rid of snow? It was acknowledged by Mr. Toth that the narrow end of Chandler Avenue might pose a problem with snow removal; a snow storage area is a valid concern. Mr. Curran mentioned a particular concern with snow removal and the Cummings home and snow by the sidewalks.

Mr. Kornet had a question for the developers. If Lot A is a reserved strip, then it should also be included as one of the requested waivers.

Attorney Geoffrion requested at this point that the public hearing be closed. He stated that we have heard the same arguments as stated in other hearings. He stated that there are technical areas to be cleaned up and can be worked out. Mr. Gunn stated that he has learned at least three new things at tonight’s public hearing and he wants to continue the public hearing. He indicated that there will be another continuation of the public hearing on November 17<sup>th</sup>; the Community House will be the preferable location. The public hearing ended at 9:15 p.m.

### MISCELLANEOUS

1. The next Regular meeting of the Planning Board will be on November 2, 2005 with a location to be determined
2. Meeting Minutes -- The approval of meeting minutes will be discussed at the November 2<sup>nd</sup> Planning Board meeting.
3. Walter Gunn would like to adopt a form, for an ANR request Form A. Mark Denver is reviewing the form for accuracy. Walter Gunn used Amherst and Lexington’s ANR plan forms as a reference in developing this new form. One change that should be referenced is a signature area for five Planning Board members; it should be for three members. Planning Board members looked over the proposed form, made several changes, and will check into several areas for accuracy with Town Counsel.

After discussion, Roy Johansen made a motion to adopt this new form A with subsequent pending approval and revisions recommended by Town Counsel. Louis Kornet seconded the motion; it was approved 5-0.

**ADJOURNMENT** – There being no further business, Roy Johansen made a motion to adjourn the meeting. Bruce Colton seconded the motion; it was approved 5-0. The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board