

Town of Longmeadow  
**Planning Board**  
**MINUTES**  
Of Public Hearing  
**October 22, 2003**

**PRESENT:** Chairperson Henry Cropsey, Richard Curran, Bruce Colton, Walter Gunn, and Louis Kornet

A meeting was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA. The Public Hearing was held to discuss the Site and Design Review application for property at 138 Longmeadow Street, Longmeadow, MA.

Mr. Henry Cropsey, Chairperson of the Longmeadow Planning Board, opened the Public Hearing at 7:33 p.m. Mr. Cropsey introduced the Planning Board members and explained how the public hearing will proceed. He indicated that the applicant would make a formal presentation, then the traffic engineer, and public comment. The public comment portion will then close and Planning Board members will discuss the issues presented. The Planning Board has 90 days in which to render a decision.

**PRESENTATION:** Attorney Gary Martinelli began the presentation. He explained that Brian Fitzgerald is the manager member of the 138 Longmeadow LLC as well as Thomas Henchon. Their plan is to demolish the old Community Market building and replace it with a new building (two-story) on a smaller footprint (6,000 square feet); the aggregate area is 12,000 square feet. A bank is to occupy the ground floor, the name of which will remain unanimous at this point. The top floor will have professional offices. On September 23, 2003 the Zoning Board of Appeals (ZBA) granted a variance and special permit. This procedure was done in order to be able to reconfigure the lot line for the 21 Field Road property and the commercial property at 138 Longmeadow Street. Mr. Martinelli went over all aspects of his October 22, 2003 letter. Mr. Martinelli went over the illumination plan. He presented drawings of the colonial type lampposts – 5 lights, each a 10-foot post. He also explained the security lighting around the building and the drive-through area.

Henry Cropsey asked about what a foot-candle means. A civil engineer from Fuss and O'Neill explained what the lighting level meant and he explained that 2-3 foot candles light the average parking lot. Richard Curran expressed concerns that the lighting, particularly by the Lyons' property and the amount of light shown on that particular property. Mr. Colton asked Mr. Fitzgerald if they plan on keeping this property lit all night. Mr. Fitzgerald responded – yes, there would be some type of security lighting, similar to what now exists on the building. Mr. Kornet asked if the lights could be turned down at night and still provided security for the building. Mr. Cropsey asked several questions about the height of the building. Mr. Fitzgerald responded that the building height at the hip roof is 34'. The eave is 5' higher than the parapet of the existing

building. The eave of the second story is 22'. It is designed to keep the colonial character in the Town of Longmeadow. Bruce Colton stated that two sides of the architectural plan were not included in the originally submitted application. Mr. Colton questioned whether the other two sides of the building are the same size. Mr. Fitzgerald responded that it is consistent with the other plans. (It should be noted that a complete set of plans had been delivered to the Planning Board prior to the Public Hearing.)

A traffic study was done prior to tonight's Public Hearing. Jeff Pechulis came forward and gave a presentation on the results of the traffic study. Mr. Pechulis indicated that he followed the general guidelines for traffic conditions. He stated that the bank would generate most of the traffic in the area, particularly the bank and ATM usage. Mr. Pechulis went over each aspect of his report. Mr. Pechulis stated that the original report called for a single exit lane. Mr. Fitzgerald reported that it is now proposed for a double lane to exit on to Longmeadow Street. Mr. Pechulis recommended that the two driveways be striped for two exits – not just one big, wide driveway. He also stated that any business would have difficulty for the patrons making a left turn on to Longmeadow Street. The peak traffic period was found to be from 4-6 p.m. A question was asked about what the bank hours would be. Mr. Fitzgerald indicated that they will be – 8:30 a.m., ATM, 9:00 a.m. lobby open. On Monday-Thursday the bank will close at 5:00 p.m. Friday it will be open until 6:00 p.m. On Saturday the closing time is 1:00 p.m. Henry Cropsey asked about post-peak hour activity. Bruce Colton questioned about the possibility of limiting traffic either between certain hours or left-turn at all. Mr. Cropsey stated that part of the issue is addressed by creating a southbound lane. Mr. Pechulis concluded his presentation after going through each issue in his published report. The meeting was then open to public comments –

1. Henry Cropsey read a letter from resident Michael Lyons, 8 Pleasantview Avenue; he could not be at this evening's meeting.
2. Cal Coniff, 157 Pleasantview Avenue, -- He stated that his bone of contention is the drive-through window. He stated that this would degrade his property and his standard of living. He stated that he did not like the building at all. He questioned why the drive-through is not on the north side of the building. Mr. Fitzgerald's response was that the entrance faces Longmeadow Street for a natural flow to the drive-through. He stated that there would be some competition between the lobby, pedestrians, and the drive-through.
3. Mary Allard, 41 Field Road, -- Ms. Allard stated that forest-type trees still exist in the plans. "Are you planning on putting up a fence?" Mr. Fitzgerald responded: They plan on keeping the existing buffer there – no change is planned. They had not considered a fence because the amount of growth that already exists there.
4. Jim Cameron, 24 Field Road, -- He read a drafted petition letter signed by many residents. Some issues of concern are the ATM, drive-through, and height of the building.

5. Debra & Eric Ceccotti, 4 Hillcrest Avenue – They spoke about the ATM hours coinciding with the busiest times of traffic on Longmeadow Street. They also had concerns with the traffic pattern even if a two-lane exit is established.
6. Nancy Yesu – Ms. Yesu asked the petitioners if this is a viable project without the ATM. Brian Fitzgerald responded that it is part of the modern bank and a convenience. It is part of the bank request to include an ATM and he cannot answer to the question of its elimination tonight.
7. Linda Lyons – asked if any thought has been given on putting the drive-through on “your” property instead of ours? Mr. Fitzgerald responded that the reason was aesthetics, flow of people going into the bank, etc.
8. Fran Cameron, 24 Field Road – She had a question about the ATM signs. “How is the lighting?” Brian Fitzgerald stated that the sign is not lit.
9. Robert Price, 12 Hillcrest Avenue – If you eliminate the drive-through you can still provide services to have it open in the lobby. He states his problems are with the traffic and future use of this property, particularly the exits on Field Road.
10. Louis Collins, 116 Pleasantview Avenue – Is there any way we can solve the traffic problem by installing a red light?
11. Mary Vogel, 19 Pleasantview Avenue – She does not want a drive-through of any kind on Longmeadow Street. She does not want to set a precedent either by having daytime hours or a 24-hour ATM.
12. Elizabeth Schube, 16 Pleasantview Avenue – She showed pictures of the four banks in town. She stated that none are near a residential home. She stated that there are no businesses in town other than the “shops” (Longmeadow Shops) has two floors. She read a letter to the Planning Board members. She also asked that the Planning Board walk around the building (138 Longmeadow Street) to actually see the area.
13. Charles Maney, 69 Pleasantview Avenue – Mr. Maney used his laptop computer to make comments on the entire project.
14. Ann Shilkey (sp.) – She lives on Longmeadow Street. “No one on Longmeadow Street is represented here. She reported on how difficult it is for residents of Longmeadow Street to enter or exit their driveways. The Police Department needs to help residents.

A question was asked if adequate notice was provided to consider the sub-division question. Henry Cropsey indicated that he would check into the situation with Town Counsel.

Sally Malkasian, 15 Pleasantview Avenue – Requested aesthetics be considered from the southern entry. The neighbors would like input as well.

Tom Carmody, 113 Longmeadow Street – He stated that he has concerns about the traffic, left-hand turn onto Longmeadow Street, and lighting issues. Brian Fitzgerald stated that he feels that he can make the lighting a lot better than it exists today.

Mr. Pechulis indicated that he felt that the ATM would have much impact during the late evening or Saturday hours.

There being no further public comment, Henry Cropsey closed the public portion of the meeting. The public comment portion closed at 9:45 p.m. Mr. Cropsey stated that the Planning Board has 90 days in which to render a decision. The Public Hearing ended at 9:50 p.m.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board