

Town of Longmeadow  
**Planning Board**  
**MINUTES**  
Of Regular Meeting  
**November 4, 2003**

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

The meeting was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA and was 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.

**STEPHEN DANALIS, STEVEN LETKO, & JEFF ROBERTS, RE: 154 WILLIAMS STREET, LONGMEADOW, MA – FILING OF A SUBDIVISION PLAN** – Mr.

Danalis, Mr. Letko, and Mr. Roberts came before the Planning Board to present an application for a preliminary subdivision plan. The preliminary plan calls for a four (4)-lot subdivision on Danalis' property at 154 Williams Street, Longmeadow, MA. The application proposes relocating the existing home facing on Williams Street and creating a public way ending in a cul-de-sac. Each lot would have frontage on the cul-de-sac for zoning by-law purposes. The subdivision plan has been presented on the basis that it is in compliance with all frontages, lot size, dimensional zoning requirements of the Town of Longmeadow By-laws. Mr. Danalis has submitted this plan as a "preliminary" plan so it can be revised in the future as it is Mr. Danalis' desire to create a two (2) lot subdivision according to his original plan rather than the four lot subdivision plan that he is filing at tonight's meeting. A filing fee of \$500 for the preliminary subdivision was presented to the Planning Board. The two-lot subdivision would retain the home on Williams Street in its present location and create a driveway/easement to the rear parcel that would serve as a common driveway for both lots. The applicant has submitted copies of their plans to the Board of Health and Conservation Commission. Mr. Cropsey agreed to accept the application for the preliminary subdivision and will have it reviewed to determine whether it is actually in compliance with dimensional zoning, etc. under the subdivision control act. No Public Hearing has been scheduled, but this item will be the topic at the next Planning Board meeting which is tentatively scheduled for December 8<sup>th</sup>.\*

**BRIAN FITZGERALD & GARY MARTINELLI, RE: 138 LONGMEADOW STREET**

– Henry Cropsey explained the procedure of this meeting's discussion. The Planning Board has 90 days to reach a decision. The Planning Board members will have public discussion with the applicant on the issues. After Planning Board discussion, the public may make comments. Mr. Cropsey reported on some of the issues raised at the Public Hearing as well as the concept of a drive-through and the location and placement of the overall structure on the lot. Mr. Cropsey noted that Mr. Martinelli and Mr. Fitzgerald are attempting to "fit" this project into Town. Mr. Fitzgerald stated that Woronoco Savings will be their tenant; and the bank wants a drive-through at that location. Mr. Fitzgerald

stated that they are looking at alternatives and there may be a possibility of relocating the drive-through to the northerly side of the property as well as consolidating into a single lane at the north side. The existing plan shows (2) lanes on the southerly side, one for a drive-through window and the other for an ATM. Planning Board members also suggested the possibility of having a stand-alone ATM in the building. Other issues to discuss are the 24-hour aspect of the ATM as well as the entire site layout and design of the project. The parking lot would be configured similarly as it is now. Cars would go straight back and loop around to Field Road.

Richard Curran gave a report of his findings at the proposed site. He stated that he walked around the property and took several pictures as well as drew up a sketch of the plans putting the new building up against the old building. Mr. Curran stated that the distance between the existing building and the property line is 7'. Mr. Curran suggested not to move the building closer to Pleasantview Avenue. He also reported that the new building is not consistent in height with the Pleasantview Avenue homes; it is more consistent with Longmeadow Street homes. Mr. Curran feels that this building should be designed to be in character with the homes in the area. It is the first commercial building one sees when entering Longmeadow. Mr. Curran asked about the building materials that will be used. Mr. Fitzgerald reported that wooden clapboard siding would be used. Mr. Curran also stated that he did not care for the "no window" look on the side of the building, which he considers to look institutional. Mr. Curran also asked about the type of fencing that is proposed. Mr. Curran stated that he prefers a wooden fence as opposed to a vinyl fence. Also to consider by Mr. Curran was lighting that swoops up and casts down rather than the proposed colonial lights. He felt that the proposed lights could be very distracting in the nighttime. The applicant will present additional lighting concepts, landscaping, and fencing proposals. Mr. Kornet questioned the impact of a 24-hour ATM as well as design concerns. Walter Gunn had concerns about the height of the building. Mr. Fitzgerald stated that the reason for the hip roof is that the HVAC equipment can be contained in this area of the building. Mr. Fitzgerald also reported on his plan for an attractive six-foot fence along the southerly property line starting near the sidewalk on Longmeadow Street to act as a privacy fence for the Pleasantview abutters. Also, Mr. Curran indicated that he would be glad to work with Mr. Fitzgerald to redesign the building in size and in attractiveness to the area. Mr. Fitzgerald agreed to consider some of the options presented by Planning Board members tonight.

After discussion by Planning Board members, Mr. Cropsey invited audience members to comment on the issues raised at tonight's meeting.

Lewis Davidson, 5 Pleasantview Avenue, -- He has concerns about the height of the building, more lighting, and in particular proposed security lighting – the kind that goes on and off periodically.

Kate Wiseman, 34 Pleasantview Avenue, -- The fence by her house goes down to the fourth house. She questioned why it does not extend to the end of the property line. She asked about the possibility of having the ATM in the front of the building rather than on the north side of the building.

Fran Cameron, 24 Field Road, -- She indicated that a study should be done on how many people would actually use the ATM and what times they are used.

Tim Carmody, 113 Longmeadow Street, -- Mr. Carmody asked Mr. Fitzgerald if they had a tenant who did not require an ATM. Mr. Fitzgerald replied no. Mr. Carmody asked if Mr. Fitzgerald had any had any other tenant who might not want an ATM.

John Labulis, 110 Longmeadow Street, -- Mr. Labulis asked if the building has to be as high as the highest house in the neighborhood. He asked that the developers to be sensitive to the area. He also indicated that security in the area is very important to him.

Mary Vogel, 19 Pleasantview, -- Ms. Vogel stated that a 24-hour ATM would be awful and a detriment to the neighborhood.

Eileen LaCasse, 11 Harwich Road, -- She is involved with the Historical Society and Historical Commission. She felt that we would be opening a "Pandora's Box" if the area were changed dramatically.

Tom Herrala – Mr. Herrala lives near Bank North (located on Williams Street, Longmeadow). He stated that the Town is in trouble. The Town cannot provide services that the residents want. He stated that data should be gathered in order for the public to be aware of the issues.

Mr. & Mrs. Charles Maney, 69 Pleasantview Avenue, -- They have concerns about the height of the building. The old Community Market was part of the neighborhood.

Mrs. Schube, 16 Pleasantview Avenue, -- Mrs. Schube questioned if the Town grants a 24-hour ATM service now to the bank and the bank changes hands, does whoever buys the business be a 24-hour business too? Planning Board member, Bruce Colton, explained that if it was another type of business, the answer would be no; but another bank it would be a possibility.

After no further comments from the public, the public portion of the meeting ended at 9:30 p.m. Mr. Cropsey spoke about the Site and Design aspects of the application i.e., fencing currently at different heights. The existing fencing is grandfathered in spite of the recent by-law changes. Brian Fitzgerald indicated that he is open to the Planning Board's suggestion of offering fencing to Pleasantview Avenue area residents, which would offer privacy, and be consistent in height, style, etc. Mr. Martinelli indicated that a Zoning Board variance could be requested due to the topography. He also stated that he is willing to work with the neighborhood to please neighbors and not to hold-up the project. Mr. Cropsey indicated that Mr. Fitzgerald should go back to the ZBA on the fencing issues. Mr. Martinelli indicated that they have to go back to the ZBA on the parking issues as well.

Mr. Cropsey stated that the Planning Board has received an opinion from Town Counsel that notice was sufficient in regard to the Public Hearing. David Martel indicated that the Planning Board is legally within their purview to continue regarding both Site and Design issues as well as the proposed subdivision issue. Mr. Cropsey stated that he would like to have a second Public Hearing anyhow on the subdivision aspect of the project to eliminate any possibility of confusion.

The next Planning Board meeting is scheduled for December 2, 2003 at 7:30 p.m.\* The subdivision request for the project at 138 Longmeadow Street will be the topic on the agenda. Richard Curran offered his expertise on architectural design for the project.

### **MISCELLANEOUS**

Approval of the Meeting Minutes of October 7, 2003 – There is one change in the meeting minutes of October 7, 2003. Page 2, line 1 should read as follows: *“He has a choice of three plans which are designated A, B, and C.”*

After discussion, Henry Cropsey made a motion to accept the minutes of the October 7, 2003 Planning Board meeting as revised. Bruce Colton seconded the motion; and they were approved 5-0.

### **OLD BUSINESS**

Mr. Richard McCullough reported to the Planning Board that he would be putting in a water line close to Williams Street. He stated that a 25’ swath or smaller probably could be accomplished. Mr. McCullough will have to bring in a revised plan to show the Planning Board what the width will be in this area.

Genesis House – Walter Gunn, Richard Curran, and Henry Cropsey went to speak with Chris Carr at Genesis House. Although Mr. Carr indicated that these plantings would grow, Mr. Cropsey suggested more plantings in areas where there are large spaces.

Planning Board members decided to consider approval of the Public Hearing minutes of October 22 at the next regularly scheduled meeting. Signage will be a topic of discussion at the next meeting as well.

### **ADJOURNMENT**

There being no further business, Henry Cropsey made a motion to adjourn the meeting. Bruce Colton seconded the motion; and it was approved 5-0. The meeting adjourned at 10:45 p.m.

Sincerely,

Judy Downie, Secretary  
Longmeadow Planning Board

\*Due to difficulty in trying to obtain space for the Planning Board's regular meeting and public hearing, the following dates are changes from the minutes of the meeting. The Regular Meeting will be on December 4<sup>th</sup>, 7:30 p.m. and the Public Hearing will be on December 8<sup>th</sup>, 7:30 p.m. both at the Community House.