

(Approved as Amended 2/8/2006)

Town of Longmeadow  
Planning Board  
**MINUTES**  
Of Public Hearing  
November 17, 2005

**PRESENT:** Chairperson Walter Gunn, Bruce Colton, Richard Curran,  
Roy Johansen (arrived at 8:10 p.m.), and Louis Kornet

The meeting began at 7:05 p.m. at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA. Walter Gunn, Chairperson called the meeting to order.

**ANR PLAN** – The Planning Board members looked over an ANR endorsement for property on Longview Drive. Walter Gunn made a motion; it was accepted 4-0.

The Public Hearing began at 7:10 p.m. on the Chandler Avenue proposal.

Walter Gunn reported that the most recent response from Eco-Tech. is now on the Town of Longmeadow website. He also stated that there are three major issues left. The issues are: inventory of trees, identification of gas mains, and the engineers who are working on the water/sewer discharge. The Planning Board has received a package of information from Stanley Cummings as well as Cathy Andrews, who reside at 766 Longmeadow Street.

The Planning Board gave the public an opportunity to speak at the Public Hearing.

**Stanley Cummings** – Mr. Cummings indicated that he sent a letter to the Planning Board and the Select Board. The purpose of his letter was to address both the old and new issues of the subdivision at the end of Chandler Avenue. He stated that you cannot divorce the two areas. The development would mean the destruction of a Longmeadow registered landmark, flooding, and the elimination of Chandler Avenue of historic significance. He also mentioned safety issues with children walking to and from school. Mr. Cummings stated that he had hired a structural engineer in regard to the negative impact of the project. He wants to preserve Chandler Avenue, Longmeadow Town Green, and Town history.

**Phil Steiger, Steiger Engineering** – Mr. Steiger reported that he took a measurement of a wall parallel to the street at the Cummings' house on Chandler Avenue. The road is very close to the house. That particular wall, road, and medium soils, which has a lot of silt in it, are all of concern. Mr. Steiger gave a demonstration on how water stays in the soil for a long time and creates a force on the wall at the Chandler Avenue house. Mr. Steiger stated that the wall is failing, it does not meet present code conditions, and the increased traffic will eventually cause the wall to come down. Mr. Kornet asked if this scenario would be likely during just the construction stage. The reply was, no, this wall will eventually fail. For example, there are no supports. Mr. Colton asked what are the chances of the wall collapsing if this project is not built. Mr. Steiger stated that the likelihood of failure is mostly governed by moisture content. He could not really say when failure might occur; but increased activity will pose danger. Mr. Colton asked what would make the house safe. The reply from Mr. Steiger was to take everything out and build a new foundation.

Chandler Avenue Resident – A waiver is not in the public’s interest, neither 24’ nor 26’ road width. Leave as it is.

Bill Wagner – Mr. Wagner stated why don’t we get rid of all Boards and have Town Counsel decide.

Susan Baker – Mrs. Baker had a question about the weight of the trucks. How would this affect the other houses on the street? The closer the foundation is to the road, the more the effect.

Resident – Questioned – what is the benefit for all people in Longmeadow. Will the tax revenue be a benefit?

Diane Nadeau – Ms. Nadeau asked what engineering report would you enforce – a local engineer or state law. The Planning Board is concerned with water drainage and off-site water retention.

Belden Reich, Historical Commission – Mr. Reich stated that he would hate to see any more changes to the existing Chandler Avenue.

Walter Gunn stated that the Planning Board could request substantial studies be done on archeological issues.

Dr. Knaus – He requested a second opinion of Town Counsel. He also had a question about not granting waivers if the Planning Board did not approve the waivers. He feels that the Town should defend the rights of its citizens. He felt that soil testing issues should be pursued.

Betsy Port – Ms. Port asked if the by-laws can be rewritten. Planning Board members answered, yes, but revised by-laws would not be in effect for this particular hearing.

A resident had a question about the developer’s economic access in regard to this piece of property. Walter Gunn answered what developer’s economic access means.

Diane Nadeau – Ms. Nadeau asked do the developers own the land yet. Is the development contingent on owning this land?

The developer answered that the land is under contract. The developers are agents for the land owners.

Richard Curran spoke on some of the issues; he indicated that he has several concerns. The 12% grade is very steep. He compared other roads in Town; Mount Washington Toll Road is 12%. There are no roads currently in Town that are this steep. Mr. Curran mentioned maintenance of the road issues, particularly in ice and snow. The length of the proposed street is two times longer than currently in the by-laws. He has major concerns about health and safety issues, too. In regard to sidewalks, Mr. Curran indicated that he has done some research on some of the recommended guidelines. Some recommendations are the following: sidewalks should be on both sides of the street; a safe walking area should be provided away from the travel way; width of the sidewalk should be 5’; 4’ is not adequate for ease of travel, safety, etc. Rollover curbs (Cape Cod berms) are not recommended with sidewalks. Richard Curran stated that he feels that you would have to consider the entire road, when considering a decision on the proposal – not just a section of the development.

Attorney Geoffrion stated that as a result of Planning Board requests, the developers were asked to change the slope and direction of the cul-de-sac in the new development. There was debate as to the pitch of the road in the development. There was discussion of snow removal in the buffer zone. They proposed a compromise between the Town by-laws and Board of Selectmen to work with the Town and its Boards and met to discuss issues.

Louis Kornet brought up several points. Reports from the Town Engineer and other reports that have not been reviewed and studied. He feels that there are still a number of matters that need technical review, particularly engineering issues, which have not been finalized yet.

The developer stated that he is willing to solve Ely Road and Chandler Avenue water issues and solve both problems of water/sewer issues off-site.

The Board requested and was granted an extension of 30 days to reach a decision on the subdivision plan. After discussion, Walter Gunn made a motion to close the Public Hearing portion for Chandler Avenue. Bruce Colton seconded the motion. Bruce Colton also stated that this motion does not close out getting information for Planning Board review. If there is a substantial change in the plans, the Planning Board would have a new Public Hearing. January 15<sup>th</sup> is the deadline for subdivision approval. It was approved 5-0. The Public Hearing is closed and adjourned at 8:55 p.m. Roy Johansen made a motion to adjourn the public hearing and meeting; Richard Curran seconded the motion; it was approved 5-0.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board