

Approved 12/7/2005

Town of Longmeadow
Planning Board
MINUTES
Of Meeting Held
November 2, 2005

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

A meeting was held at the Longmeadow Fire Department Conference Room, Williams Street, Longmeadow, MA. Walter Gunn opened the meeting at 7:02 p.m. Mr. Gunn introduced Planning Board members and their secretary to everyone in attendance.

Mr. Gunn stated that there will be nothing on the agenda relative to Chandler Avenue at tonight's meeting.

ANR REQUEST MRS. ALICE VALENTINE – Mrs. Alice Valentine came before the Planning Board with an ANR request. Mrs. Valentine explained that in order to proceed with the closing, and purchase of land from the LaPierre's, the mylar copies need to be signed off by the Planning Board. After looking over the agreement between the Valentine's and LaPierre's RE – Housing Court Docket No. #04-CV00537, the Planning Board members indicated that Mrs. Valentine or her attorney would have to fill out a formal ANR application, with a fee of \$100. This must be submitted to the Town Clerk. The Planning Board would have 21 days in which to render a decision. The Planning Board can act on this application if submitted, at the November 17th meeting. The Planning Board will notify the land owner of their decision.

CAROLYN PARKER, SIGN CONSULTANT, RE: APPROVAL OF NEW SIGNAGE AT BANK NORTH – Mrs. Carolyn Parker, Sign Consultant, came before the Planning Board with a request to re-do two existing wall signs and one ATM header. These changes are necessitated by the recent merger between TD and Bank North. The signs would be exactly the same size and square footage. The letters to "Bank North" are smaller in size; TD would be a little larger. The Planning Board requested that the petitioner remove the advertising on the Bank North directional signs. After review, Walter Gunn made a motion to waive site and design review for the new signage at 847 Williams Street per plans submitted, drawing #05-991 dated August 4, 2005, with the exception that #3 TD Bank North is omitted on the directional sign. Louis Kornet seconded the motion; it was approved 5-0. There are 21 days allowed for an appeals process.

APPLICATION FOR SITE & DESIGN FOR APPROVAL OF A WIRELESS COMMUNICATIONS FACILITY, 260 MEADOW ROAD, LONGMEADOW – Attorney Simon Brighenti, representing T-Mobile Wireless, came before the Planning Board for the purpose of installing telecommunications equipment at 260 Meadow Road, Longmeadow. There was discussion about needing a decision from the Planning Board

on the request before the petitioner goes to the ZBA. Mr. Gunn was of the opinion that ZBA approval was needed first. It was noted that the applicant has submitted the correct information. Mr. Gunn stated that he will try to clarify with the Town's Attorney before the next meeting and he will contact Attorney Brighenti as to Town Counsel's decision. Attorney Brighenti stated that he has an abutter's list and application ready to go.

GEORGETOWN CONDOMINIUMS, NEW SIGNAGE – Jean Stravo, a representative from Georgetown Condominiums, came before the Planning Board requesting permission for their application for new signage at the Converse Street entrance, parallel to the gatehouse facing the street. The petitioners stated that over the years, they have had problems with emergency vehicles, contractors, etc. being able to find their location and driveway. The size of the sign is 2' X 8' parallel to Converse Street. The sign would be burgundy, cedar wood with gold lettering. The sign is free standing, away from the building. The posts would be no higher than 2' off the ground. The sign will be lit by a spotlight. After review, Walter Gunn made a motion to waive site and design review for a 2' X 8' wooden sign at the entrance to Georgetown Condominiums to be parallel to Converse Street not to exceed 4' in height. The colors will be burgundy background with gold lettering and one spotlight for illumination. Bruce Colton seconded the motion; it was approved 5-0. There is a 21 day appeal process.

JIM FROLONG, RE: NEW SIGNAGE FOR MUTUAL FUNDS STORE, 819 WILLIAMS STREET, LONGMEADOW – Mr. Frolong would like to open a Mutual Funds store at 819 Williams Street, Longmeadow in December. He stated that he would help people with mutual funds, some of which is through advertising from a nationally syndicated radio program. He is requesting two signs, 9'2" X 2'8" (side of building) and 9'4" X 3' front of building. The signs are a fabricated aluminum panel painted white with halo-lit channel letters, lit with "snow white" 13mm neon. After review, Bruce Colton made a motion to waive site and design review for the Mutual Funds store at 819 Williams Street for the two signs shown on plans from Agnoli Sign Company, revised October 25, 2005. Walter Gunn seconded the motion; it was approved 5-0.

STATELINE MOBIL SERVICE, INC., REQUEST FOR SIGN CHANGE APPROVAL – James O'Connell from Stateline Mobil Service, Inc. came before the Planning Board. On both sides of his building, there was previously an illuminated flying red Pegasus sign. It is approximately a 3 1/2" circle. They would like to replace that signage with an advertisement, "Play Mass. State Lottery Here". The Planning Board asked for more clarification and details of the signage, i.e., size, colors, illumination. The Planning Board will discuss the issue at the December meeting.

STEPHEN DANALIS, 154 WILLIAMS STREET, LONGMEADOW – Stephen Danalis and Attorney Joseph Pacella came before the Planning Board. They wanted to meet informally with the Planning Board tonight. Mr. Danalis proposed a new plan which involves a driveway to a two lot subdivision. The driveway would be accessed from either Dartmouth or Falmouth Roads. Approval would also be necessary from the ZBA. The Conservation Commission would have to grant approval for 50' access by the wetlands area. Mr. Danalis feels that the proposal would have less impact on the area.

This might provide a more agreeable option. Terry Shotland of 36 Falmouth Road was also present at the meeting; he looked at the proposed plans. The issues that need to be addressed are the 200' and 50' by-law for conservation land that would have to be approved by Conservation. The ZBA would have to approve a variance as well. Richard Curran asked about providing a buffer where residences now exist. The proposed driveway is on the abutting property line. Planning Board members and Mr. Shotland looked at the plans. Walter Gunn suggested to Mr. Danalis and Mr. Pacella to meet with the Conservation Commission and ZBA, to discuss particularly Lot 1 variance and access to Lot 2 as well as discussion with the neighbors. Two copies will be kept by the Planning Board for the Building Department and Planning Board use. The Planning Board will look at the plans more closely and they will get back to Mr. Pacella and Mr. Danalis.

MISCELLANEOUS

1. The next Regular meeting of the Planning Board will be on December 7, 2005 with a location to be determined.
2. Meeting Minutes – August 30, 2005 -- Walter Gunn made a motion to accept the meeting minutes. Bruce Colton seconded the motion; it was approved 5-0. Public Hearing September 29, 2005 – Roy Johansen made a motion to accept the public hearing minutes. Walter Gunn seconded the motion; it was approved 5-0. October 6, 2005 – Walter Gunn made a motion to accept the meeting minutes. Richard Curran seconded the motion; it was approved 5-0. October 20, 2005 – Walter Gunn made a motion to accept the meeting minutes. Louis Kornet seconded the motion; it was approved 5-0.
3. Louis Kornet stated that he would like to meet with Town Engineers before November 17th regarding the Chandler Avenue subdivision. Richard Curran stated that he would be glad to meet with the representatives at the DPW.
4. Walter Gunn explained a new proposed form, Longmeadow Planning Board Review Acknowledgement Form. This would ensure a signed receipt for knowledge of receiving plans as well as a request for a response to the type of review, either site and design or subdivision control by Town Boards. Walter Gunn made a motion to adopt the form. Bruce Colton seconded the motion; it was approved 5-0.
5. Louis Kornet stated that he received a letter from Bay Path College. The letter discussed their facilities plan, original plan, and next five year plan.
6. Bruce Colton spoke on several current, miscellaneous issues.

ADJOURNMENT – There being no further business, Walter Gunn made a motion to adjourn the meeting. Louis Kornet seconded the motion; it was approved 5-0. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board