

Town of Longmeadow  
**Planning Board**  
**MINUTES**  
Of Regular Meeting  
**December 7, 2004**

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

The meeting was held at Longmeadow High School, School Committee Room, 127 Grassy Gutter Road, Longmeadow, MA. The meeting was called to order at 7:00 p.m. by Chairperson Bruce Colton.

**BRIAN FITZGERALD, 138 LONGMEADOW STREET, RE: APPROVAL OF ATM/TELLER "OPEN/CLOSED" SIGNAGE** – Mr. Fitzgerald came before the Planning Board for approval of signage for their ATM/Teller drive-through area. This signage is located on the fascia hanging down by the drive-through. Two 60-watt bulbs on either side will light the Open/Close sign. When lit, one side, either open or closed will be lit at all times i.e., ATM “open” will be open; turned off when teller is available. After the presentation, Bruce Colton made a motion to Waive Site and Design Review approval for the addition of two open/closed incandescent sign boxes, each word “open” “closed” to be lit with two 60 watt light bulbs as shown in the Agnoli Sign Company plan dated October 14, 2004 drawn by M. Gregersen. The teller sign will be shut off when the bank is not open. Walter Gunn seconded the motion; it was approved 5-0.

**FR. PROVENZANO, ST. ANDREW'S CHURCH, 335 LONGMEADOW STREET, RE: REPLACEMENT OF TWO LIGHT FIXTURES AT ENTRANCE/EXIT OF CHURCH** – Fr. Lawrence Provenzano came before the Planning Board requesting permission to replace two outdated light posts at the end of the two driveways at St. Andrew's Church. The purpose of this request is to provide more light to the sidewalk area and the area near the park for safety concerns. Fr. Provenzano provided copies to the Planning Board of the “shoebox” type of lighting proposed. The poles are 14' and will replicate the old poles; the light is cast downward. The name of the lighting is KAD Contour Arm-Mounted Drop or Flat Lens Cutoff; the droplights will be bronze in color. After discussion, Bruce Colton made a motion to Waive Site and Design review for St. Andrew's Church at 335 Longmeadow Street to replace two existing streetlights with two KAD Contour Arm-Mounted Drop or Flat Lens Cutoff lighting to be located at the existing sites and mounted on 14' tall poles. Richard Curran seconded the motion; it was approved 5-0.

**DONALD GRAHAM, DIAMOND CLUB, RE: LANDSCAPING WORK BEHIND LONGMEADOW HIGH SCHOOL VARSITY BASEBALL FIELD** – Richard Curran indicated that he did not contact the landscaper but he visited the site of the landscaping work. He stated that there were many trees and removing the trees would expose the houses that sit way up on the hill. He stated that the feared erosion might occur. Mr.

Graham stated that only a few trees would be taken down; all trees on top of the hill would remain. Only the trees on the base of the hill would be taken down. A 4-5' flat graded area would be re-graded and seeded. After discussion, Richard Curran stated that he would like to visit the site and mark the trees with a landscaper before issuing a decision. Donald Graham agreed to this request and would like to come with Mr. Curran and the landscaper to have a walk through of the area.

**APPROVAL OF SIGNAGE AT FAR EAST, MAPLE ROAD** – A representative from Far East came before the Planning Board but she did not have any detailed information of the signage. Bruce Colton stated that the Planning Board would need the following information: picture and diagram of the sign, how large is the sign, how will the sign be illuminated, etc. She stated that she would come to the next Planning Board meeting to make a presentation. The Board's secretary will inform her of the date of the next Planning Board meeting.

**CONTINUATION OF DISCUSSION OF THE PROPOSED SITE PLAN & SUBDIVISION PLAN FOR PROPERTY OWNED BY STEPHEN DANALIS, 154 WILLIAMS STREET** – Mr. Colton reported that the Planning Board has received a letter from Attorney Joseph Pacella, Counsel for Mr. & Mrs. Danalis, requesting a delay of the two votes (subdivision and site and design review) to a date within 30 days of receipt of written notice from the petitioner that he has exhausted all of his options for the property at 154 Williams Street. Mr. Danalis would like to explore the option of getting an easement from the Storrs Library Association and a variance from the Zoning Board of Appeals (ZBA). He would also like to explore the option of a two-lot subdivision. Several neighbors of the Williams Street property were present and offered their opinions. Mr. Shotland, 36 Falmouth Road – He objects to any lot in this area; it is setting a dangerous precedent. He does not want to give the petitioner any more time. Sherry Knight, 14 Falmouth Road – She stated that she is against any plan; they (her neighborhood group) have reviewed both plans; she would not like to see this plan approved. Peg Daniels, 22 Falmouth Road – Ms. Daniels had a question on approving the subdivision plan under the subdivision control laws. Mr. Gunn indicated that the Planning Board has asked for Town Counsel's opinion on this matter; Planning Board members do not want to make a capricious decision on this issue. Monika McCarthy, 58 Falmouth Road – asked Planning Board members if Mr. Danalis gets his access approved, can he put a road in. Mr. Gunn stated that it would be a driveway, not a road. The neighbors all indicated that they would like Mr. Danalis to withdraw what he has already submitted; do one proposal at one time. The neighbors are looking for closure on this issue.

There was discussion on the Planning Board's options for voting on the issue. Bruce Colton made a proposal to postpone a decision this evening in order to allow the Board to review Attorney Martel's decision and case review submitted to the Planning Board. After discussion, Planning Board members decided to meet on Saturday, December 11<sup>th</sup>, 10 a.m. at the Longmeadow Police Department to take a vote on Attorney Pacella's request for an extension of time to render a decision. Planning Board members will

decide on whether to agree to the proposal or require another time line for a decision to be reached (i.e., six-month cap – June 7, 2005).

**RONALD ECKMAN, FILING OF PRELIMINARY PLAN – CHANDLER AVENUE**

**SITE** -- The following individuals came before the Planning Board with a preliminary plan for a six-lot sub-division on Chandler Avenue. Ronald Eckman, David Costello, Principle, Attorney Alfred Geoffrion, and Gary Weiner, Engineer, Eco-Tec Environmental. The property is 5 ½ acres of land. Mr. Eckman is looking to develop a six-lot subdivision. He also stated that he has informally spoken to the fire department for their comments; he stated that the Historical Commission felt that the project was a non-issue. Mr. Weiner explained the sanitary sewer and storm water system at the proposed development. Mr. Weiner also stated that tests on storm water management would be done. Mr. Eckman stated that Chandler Avenue could be widened slightly and if the Board requires, a sidewalk could be installed on the southern end. There is almost 300' currently on Chandler Avenue; 634' in total will be the length of the street. Mr. Colton asked what the frontage is on each of these lots; 125' of frontage is required in this area (A-1). Lot 3 has 100.04 square feet, Lot 4 120 square feet, 306.6 square feet – Lot 2, Lot 5 93.75 (side lot 125 square feet), 138.74 -- Lot 6 and Lot 1 362+ square feet. Mr. Eckman stated that adjustments could be made between the lots. Mr. Gunn stated that he would deliver a copy of the proposed sub-division to the Board of Health and Mark Denver, Building Department, and Engineering department for their review.

Mr. Curran asked about the kinds of trees and description of the land etc. at the site. Mr. Curran also mentioned moving the proposed street, away from houses on Ely Way. There is also a 13% grade issue. Mr. Weiner stated that the can meet with the engineers and Planning Board members to discuss and present these issues before a definitive plan is filed. The Planning Board would like the following criteria fulfilled when a Site and Design and Sub-Division plan if field: Under Article XI, Section D **Site and Design Review Content of the Plan** – a, b c, d, e, f, g, h, I, j, and lighting.

**APPROVAL OF MEETING MINUTES** – The approval of meeting minutes will be reviewed on Saturday, December 11<sup>th</sup>. The next meeting will be held on January 11, 2005 with a location to be determined. There being no further business, Bruce Colton made a motion to adjourn the meeting. Louis Kornet seconded the motion; the meeting adjourned at 9:20 p.m.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board