

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

PRESENT: Chairperson Henry Cropsey, Bruce Colton, Richard Curran,
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 7:32 p.m. by Chairman Henry Cropsey. Mr. Cropsey introduced the members of the Planning Board to those persons in attendance.

FOUR-LOT OR TWO-LOT SUBDIVISION PLAN ON 154 WILLIAMS STREET –
The Planning Board members will be discussing the legal ramifications of a four-lot and two-lot subdivision request on property located at 154 Williams Street, Longmeadow, MA whose owner is Mr. Stephen Danalis. Mr. Danalis has presented a preliminary subdivision plan for a four-lot subdivision. A preliminary subdivision plan has no legal significance within the 45-day filing period; it is not a final subdivision plan.

Mr. Cropsey reported that Attorney Jerry Plumb, representing a number of neighbors and abutters of Mr. Danalis, would not be present at tonight's meeting. Mr. Cropsey went over some issues that Attorney Plumb raised in his letter dated November 19, 2003 to the Board of Health. Some of the concerns in Attorney Plumb's letter are the proposed frontage on Lot 1 being illusory at best. Frontage on Lot 2 is less than 125'. The letter also indicates that there is no accommodation in the plan for storm water runoff. Also of concern are the water and sewer infrastructure and access as well as no provision for a second point of access for emergency vehicles and the impact on the surrounding area. Planning Board members went over each item of the four-lot subdivision plan. It was determined that Lot #2 has 148' on the arc. Steven Letko, from Baystate Environmental, stated that on a curved street 90% of the 125' arced frontage is acceptable. A definitive subdivision plan would go to various Town departments for review and comment. Attorney Jeff Roberts stated that if the Planning Board denies the preliminary plan his feeling is that he cannot file a definitive plan. Henry Cropsey explained that a four-lot subdivision is the initial legal method and within the Subdivision and Zoning Bylaws. The applicant, however, has directed his desire to develop a two-lot subdivision as an end result. Bruce Colton indicated that either proposal requires a Site and Design Review. If the subdivision approval fails on the two-lot subdivision or Site and Design Review it does not preclude the applicant from filing a four-lot subdivision.

Henry Cropsey stated that he would like to move a discussion on a two-lot subdivision. He questioned whether the applicant is willing to grant an extension until January 31,

2004 for approval of a four-lot subdivision until the Planning Board hears from Mark Denver, Building Inspector and the other Town of Longmeadow Boards.

Planning Board members discussed both the two-lot and four-lot subdivisions. Mr. Colton stated that he does not feel that the two-lot subdivision plan meets the subdivision regulations in his opinion. Mr. Curran stated that the two-lot subdivision issues regarding fire and safety have been raised as concerns now and in previous meetings. Louis Kornet and Walter Gunn also reiterated the other Planning Board members concerns. Mr. Colton stated that the four-lot subdivision seems to be a more clear-cut plan; it addresses everything on a technical basis.

Mr. Danalis explained the two-lot subdivision request. Mr. Danalis' house is on an existing non-conforming lot. Lot B would have access on Falmouth Road. A driveway/easement to the rear parcel would serve as a common driveway for both lots. The driveway is proposed to be 24' wide (22' at the street line) and less than 500' of driveway area.

Henry Cropsey discussed the process further. He indicated that, in his opinion, the four-lot subdivision could be modified but not denied outright under the Site and Design review process. The applicant may choose to do nothing until January 31, 2004 until the Planning Board gets Mark Denver's input on the issues. This would not be prejudicial either way. After discussion with his client, Mr. Roberts decided to wait until hearing from Mark Denver on this issue.

RICHARD LABRIE, EXECUTIVE DIRECTOR, LOWER PIONEER VALLEY EDUCATIONAL COLLABORATIVE & ROY BROWN ARCHITECT – REQUEST PERMISSION TO ADD TWO CLASSROOMS AT GLENBROOK MIDDLE SCHOOL FOR COLLABORATIVE PROGRAMS -- Richard LaBrie, Executive Director for the

Lower Pioneer Valley Educational Collaborative (LPVEC) came before the Planning Board to request permission to add two classrooms at Glenbrook Middle School, Longmeadow, MA. Mr. LaBrie explained what the Collaborative is and how their programs operate within member school districts. The Collaborative has started an autism program for Kindergarten and elementary students; and they have made a commitment to develop a program for middle school students. Glenbrook is the proposed place to house three students (two from East Longmeadow; one from Longmeadow) for this program. Mr. Roy Brown, Architect, showed Planning Board members the architectural plans. The total space is 2,700 square feet. Three walls on the building are already built. The new classroom will be between the gym and connecting corridor. The existing brick will match the new brick. There is a maximum of seven students for the class with autistic students and one class is for an alternative middle school program with a 15 student maximum. This project will be at no cost to the Town of Longmeadow. The Collaborative uses tax exempt financing and "tuitions" from sending school districts. Mr. LaBrie indicated that Mark Denver, Building Inspector, had no code issues and felt that the building is a "good fit". Mr. LaBrie also stated that he met with Glenbrook's principal, Longmeadow Public School's Business Manager, and the Longmeadow School

Committee. The Longmeadow School Committee approved the request on October 27, 2003.

After the presentation, Bruce Colton made a motion to Waive Site and Design Review to construct two classrooms of approximately 2,700 square feet in accordance with the plans submitted by Roy S. Brown, Architect, on December 4, 2003. The addition will match the existing windows and exceed the existing building in quality and materials of the surrounding structure. Walter Gunn seconded the motion; and they were approved 5-0.

APPROVAL OF THE MEETING MINUTES OF NOVEMBER 4, 2003 – There are several changes to the meeting minutes of November 4, 2003. Louis Kornet was present at the meeting. The person's name whose residence is 11 Harwich Road, Longmeadow, is Eileen LaCasse. On Page 4, Paragraph 1, the statement should read as follows: "Mr. Cropsey stated that the Planning Board has received an opinion from Town Counsel that notice of the subdivision aspect of the previous Public Hearing 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. 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 that the public was confused at the first Public Hearing as to their right to address questions relative to the proposed subdivision."

After discussion, a motion was made by Henry Cropsey to approve the minutes of November 4, 2003 as amended. Louis Kornet seconded the motion; and they were approved 5-0.

ADJOURNMENT

The next Regularly scheduled Planning Board meeting will be held on January 6, 2004 at a location to be determined.

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 10:25 p.m.

Sincerely,

Judy Downie, Secretary
Longmeadow Planning Board