

Town of Longmeadow  
Planning Board  
**MINUTES**  
Of Meeting Held  
December 7, 2005

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

**ABSENT:** Richard Curran

The Regular meeting of the Longmeadow Planning Board was held at the Longmeadow Police Department Conference Room, Williams Street, Longmeadow, MA. Walter Gunn opened the meeting at 7:03 p.m. Mr. Gunn introduced Planning Board members and their secretary to everyone in attendance.

**PETER SHRAIR, RE: SPECIFICATIONS FOR INSTALLATION OF LIGHTS BY SIGNAGE IN FRONT OF THE JEWISH NURSING HOME (RUTH'S HOUSE/GENESIS HOUSE – NURSING HOME ENTRANCE)** – Attorney Peter Shrair and Alan Rosenfeld, Executive Director of the Jewish Nursing Home, came before the Planning Board with a request for installation of lights by signage in front of the Jewish Nursing Home (Ruth's House/Genesis House – nursing home entrance). The petitioners indicated that the police department, fire department, and visitors were having difficulty finding the entrance area.

After review, Walter Gunn made a motion to waive site and design review for the installing sign lighting for a sign in front of location at 780 Converse Street as shown in the submitted Masterliter Plan Part #MR-0508. Bruce Colton seconded the motion; it was approved 4-0. A decision will be delivered to Mark Denver. There are 21 days to appeal the decision.

**JAMES GIROTTI – FIELD CLUB OF LONGMEADOW, REQUEST TO REBUILD TWO EXISTING ALL-WEATHER TENNIS COURTS** – James Girotti, General Manager, representing the Field Club of Longmeadow came before the Planning Board requesting permission to pulverize and rebuild two existing all-weather tennis courts at their present location. The present tennis fencing will be removed and disposed. The present surface will be pulverized, rolled, and then graded. Below ground drainage pipes will be installed around the perimeter. New asphalt and net posts will be installed (10" X 416'). They are looking for a waiver of reconstruction and drainage of courts themselves and new fencing (color – black).

After review, Walter Gunn made a motion to waive site and design review for the proposed modifications at the Field Club of Longmeadow at 750 Wolf Swamp Road to include rebuilding two existing tennis courts, fence replacement, and perimeter drainage for the plans submitted, dated December 7, 2005. Bruce Colton seconded the motion; it was approved 4-0.

**SITE & DESIGN REVIEW FOR CELL TOWERS** – Walter Gunn and Planning Board members read through the Town of Longmeadow By-Laws regarding Planning Board approving cell towers through the site and design review process. It was determined that the Planning Board has the authority to either approve or deny. The Planning Board can proceed with site and design review for cell towers with the condition that the ZBA first look at who/what/where houses this facility. Bruce Colton suggested asking the ZBA to conduct a public hearing to address this issue.

**JOSEPH HANNIGAN, ST. MARY'S CHURCH, RE: BANNER TO CELEBRATE CHURCH'S 75<sup>TH</sup> ANNIVERSARY** – Mr. Hannigan came before the Planning Board with a request for permission to hang a banner commemorating St. Mary's Church 75<sup>th</sup> anniversary, December 31, 1931--December 24, 2006. The proposed banner is 2' X 12' in width with standard commercial print, not illuminated. The banner would be displayed for a temporary period from December 24, 2005--December 24, 2006.

After review, Bruce Colton made a motion to waive site and design review for the temporary 75<sup>th</sup> Jubilee sign for the St. Mary's Church, at 519 Longmeadow Street, as shown in their Ace Sign's submission dated November 3, 2005 to be removed by December 31, 2006. Walter Gunn seconded the motion; it was approved 4-0.

**SPRINT PCS WIRELESS COMMUNICATIONS FACILITY AT ST. MARY'S CHURCH, 519 LONGMEADOW STREET, LONGMEADOW** – Attorney Jeff Poindexter, filling in for Dan Finnegan, came before the Planning Board. Sprint PCS Wireless applied for placing a cell tower installation in the steeple of St. Mary's Church. Additional operational cell equipment will be placed in the basement of the church. St. Mary's is a Historical Commission structure. Attorney Poindexter indicated that this designation requires a "sign-off" from the Commonwealth of Massachusetts, which they have received. Sprint is looking for a special permit for approval. The applicant felt that the steeple location was a less intrusive alternative. Roy Johansen stated that he would like to have samples of materials used for replacement of the section of the steeple tower at St. Mary's Church.

There was much discussion as to if a waiver would be allowed. A waiver would be for exterior aesthetics; a special permit would be required from the ZBA. Walter Gunn stated that a full-set of application requirements and a full-set of plans should be on file with the Planning Board before the Planning Board moves forward with the waiver.

**SHERRY KNIGHT, CONSERVATION COMMISSION MEMBER** – Sherry Knight was present in the audience at the Planning Board meeting. She stated that the Conservation Commission will be meeting on Wednesday December 14<sup>th</sup>. Ms. Knight stated that the Conservation Commission has asked James Toth, Professional Engineer, to come to the next meeting to discuss the proximity of the Chandler Avenue project to the wetlands, drainage issues, storm water management issues, and the effects of the residential area on Ely Road. Walter Gunn asked that the Conservation Commission report on what the engineer reported to the Conservation Commission.

### **MISCELLANEOUS**

1. Walter Gunn read the letter from Attorney Geoffrion dated November 25, 2005 on the Chandler Avenue subdivision. Planning Board members requested a revised letter from Attorney Geoffrion which requests a 30-day extension of time for completion of the process of subdivision approval/disapproval by the Planning Board relative to proposed subdivision until January 15, 2006.
2. The next Planning Board meeting will be held on January 4, 2006 with a location to be determined.
3. Meeting Minutes – November 2, 2005 -- Walter Gunn made a motion to accept the meeting minutes as amended. Roy Johansen seconded the motion; it was approved 4-0.

4. Walter Gunn read two letters into public record regarding the Chandler Avenue subdivision. One letter was dated October 30, 2005 and the other letter was dated November 28, 2005.
5. Louis Kornet reported that Robin Crosby agreed to put a budget item in the proposed Town Budget for reviewing the Zoning By-Laws.
6. Planning Board members agreed that the subdivision rules and regulations should be closely looked at. Mr. Gunn asked members to brainstorm any ideas or changes to the current regulations. Ideas under consideration include access issues, per cent grade, adoption of most stringent zoning requirements, open space, and fees.
7. Chandler Avenue was discussed.
8. Beth Israel Synagogue may be sold and an “Emerson Manor” or “Ruth’s House” development is being proposed.

**ADJOURNMENT** – There being no further business, Roy Johansen made a motion to adjourn the meeting. Walter Gunn seconded the motion; it was approved 4-0. The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board