

Town of Longmeadow

Planning Board

MINUTES

Of Public Hearing for Subdivision of 138 Longmeadow Street & 21 Field Road

December 8, 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 7:40 p.m. by Chairman Henry Cropsey. Mr. Cropsey introduced everyone in attendance to audience members. Mr. Cropsey explained the sequence of the agenda for tonight's Public Hearing. The issue for discussion is the subdivision plan for dividing a small piece of the total parcel comprising 138 Longmeadow Street and 21 Field Road. The petitioners will make a presentation; comments from the public will be heard; close comments; and the Planning Board will continue the public meeting to discuss any changes and the public may make comments at this point again.

Attorney Gary Martinelli made a presentation for the request for subdivision approval with respect to 21 Field Road, Longmeadow, MA. Mr. Martinelli explained that the Community Market was expanded in 1964 and the Schneider family received zone change approval to expand the market. The house was moved from the corner of the residential area and Mr. Fitzgerald is trying to conform the lot lines for the residential area for 23' and attach it to the commercially zoned area. The Zoning Board of Appeals (ZBA) has authorized a non-conforming lot and Mr. Fitzgerald is asking the Planning Board to move the lot line 23' West dividing the residential from the commercial zones. The house rests on 11,972 square feet with 97 feet of frontage.

After the presentation, Henry Cropsey opened this part of the meeting to public comment.

?? Elizabeth Schube, 16 Pleasantview Avenue – She stated that she has no objection to the proposed subdivision plan.

There being no further public comment, Henry Cropsey closed the public comment section of the Public Hearing.

After discussion from the Planning Board members, Henry Cropsey made a motion that the Planning Board approve the consolidation of the parcel of land containing an area of 3,366 square feet with frontage on Field Road with 23' as shown on the Fuss and O'Neill Architects, Inc. Plan of Land dated August 2003 with Business Zone tract known as 138 Longmeadow Street. Bruce Colton seconded the motion; and the motion was approved 5-0.

A second motion was presented. Henry Cropsey moved to grant a motion for the Site and Design approval of 21 Field Road in accordance with the plans as submitted of the plans of Fuss and O'Neill Architects, Inc. dated August 2003, "PL-1". Richard Curran seconded the motion; and the motion was approved 5-0.

Bruce Colton made a motion to Waive Site and Design Review with respect to the Site and Design of 21 Field Road. Henry Cropsey seconded the motion; and the motion was approved 5-0.

Henry Cropsey then opened up the Public meeting with respect to the on-going application of 138 Longmeadow Street at 8:10 p.m.

Brian Fitzgerald presented an 8 X 10 of changes noted. A couple of parking spaces are lost. The ATM is on the North side. The building is "turned" around and traffic flow is improved. There will be 15' distance green space between the southerly property line and the building. The stairwell has been changed to the back of the building. The footprint of the building has been expanded. On the North side of the building there will be one lane for a drive-through ATM. The Longmeadow Fire Chief thought that the changes were okay. Another exit on the North curb cut will serve to be a secondary means of exit. Brian Fitzgerald also stated that the plans would have open green space at this time.

Fencing Issues – The applicant stated that he would like to put a 6' stockade fence at the backyard area of the Pleasantview Avenue properties. A Zoning By-Law prohibits any fencing in front of the primary setback limiting the height of fencing between the primary and secondary setbacks to 4'. In the rear of the building, the fencing can be 6'6" in height. The applicant has raised the proposal to put fencing on the Community Market property (138 Longmeadow Street) to be all one height. Mr. Martinelli requested of the Planning Board that the fencing issue variance not be the sole reason for denying approval of the site plan. Mr. Martinelli stated that his client would like to either build a fence on their property or finance construction of fencing on the abutters' property.

Lewis Davidson, 5 Pleasantview Avenue, -- He wants to know about any lighting changes, height of the building and the drive-through issues.

Linda Lyons, 8 Pleasantview Avenue, -- She is an abutter by the parking lot. She stated that she would like fencing on the Community Market lot for aesthetic reasons.

After discussion, the Planning Board made a recommendation that the applicant go for a variance to the Zoning Board of Appeals to have the fencing on its own property.

Other Issues: A. Lighting – The Planning Board's concern was "blinding" lighting. Richard Curran met with Brian Fitzgerald. After conferring with Mr. Fitzgerald, Mr. Curran indicated that the effects of the new lighting systems does not give a "glare" or blinding light that Mr. Curran and the other Planning Board members were concerned about. The bulb is tucked into the "bonnet" of the light. Mr. Fitzgerald gave

Glenmeadow as an example of good downcast light. Mr. Curran concluded that the lighting type would be just fine at the Longmeadow Street property. The security lighting is low on the building and shines downcast. Henry Cropsey requested that Mr. Fitzgerald find the name of the light manufacturer to be included in the plans. There were no further public comments. **B. Visual Aspects of the Building** – Richard Curran reported on the concepts to make this project “fit in” better with the neighborhood. A nice vertical break from the first and second floors and windows will help the Southerly part of the building. Cedar clapboard will be used. Brian Fitzgerald’s intent is to make this look like a colonial building. Mr. Curran stated that he would like to see the exact materials that will be used when the project is finalized. Mr. Fitzgerald stated that he could have a more definitive plan within the next week or two. **C.** The following statements are comments from the Public:

Mary Vogel, 19 Pleasantview Avenue, -- She stated that she opposes the drive-through/ATM of any type. She stated that she could live with the drive-through but the 24-hour ATM, absolutely not.

Thomas Carmody, 113 Longmeadow Street, -- He stated that a 24-hour ATM, after-hours aspect of ATM services is objectionable. He questioned on how the ATM canopy would look. The reply was that the ATM canopy is proposed to be pitched like the design of the main building.

Mary Vogel, 19 Pleasantview Avenue, -- She asked a question about the “break” in the structure of the building between the first and second floors. Mr. Curran explained how this type of effect would look on the building.

There were no further comments from the public. Mr. Fitzgerald indicated that complete renderings of storm water drainage, as well as other changes in the building would be available in the next few weeks. Gary Martinelli stated that he would take care of delivering the revisions to the following: Police Department, Fire Department, Building Inspector, Town Engineer, and Historical Commission. Henry Cropsey suggested another meeting in January devoted to reviewing the entire revised proposal. January 8, 2004 will be the date of the next meeting with a location to be determined.

ADJOURNMENT

There being no further business, Henry Cropsey made a motion to adjourn the meeting. Louis Kornet seconded the motion; and it was approved 5-0. The meeting adjourned at 9:35 p.m.

Sincerely,

Judy Downie, Secretary
Longmeadow Planning Board

