

Town of Longmeadow
PLANNING BOARD
MINUTES
Of Regular Meeting
March 9, 2006

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

A meeting of the Longmeadow Planning Board was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA. Walter Gunn opened the meeting at 7:20 p.m.

52 CHANDLER AVENUE, LLC – RE: RESCISSION OF ALLEGED CONSTRUCTIVE APPROVAL OF THE DEFINITIVE SUBDIVISION PLAN OF CHANDLER AVENUE -- Walter Gunn gave background information to members of the public in attendance regarding 52 Chandler Avenue, LLC. The plaintiff contends that the Planning Board had failed to issue constructive approval; denial of the subdivision exceeded the Planning Board's authority and a bad faith claim. Attorney Geoffrion made a request to continue tonight's hearing; the Planning Board members denied it.

Walter Gunn moved that, to the extent that the Planning Board may have constructively approved the subdivision application of 52 Chandler Avenue, LLC, the Planning Board rescind said approval because said subdivision does not comply with the Longmeadow Planning Board's subdivision rules and regulations, as described in the Planning Board's January 17, 2006 decision denying approval of the 52 Chandler Avenue, LLC subdivision, a copy of which decision is attached hereto. Bruce Colton seconded the motion; it was approved 5-0.

Public Hearing Comments:

1. Attorney Geoffrion stated that he wants to straighten out the procedures. He asked the Town to issue a certificate of constructive approval in order to develop a "clean" plan. He stated that he would be happy to put this in writing. He would not sell any lots.
2. Walter Gunn stated that, under advice of counsel, the Board would not offer a certificate of approval. If the applicant has a new set of plans, he would like Jim Toth to look at the new plans for a future meeting.

Several major reasons to rescind the subdivision application are as follows: The length of Chandler Avenue and storm water management issues. Bruce Colton stated that he thought that the January 17th decision was well written and he agreed with its discussion of the issues.

Several residents spoke for themselves and read letters from others who were not in attendance about the Planning Board's decision and were in favor of the Planning Board's decision for the subdivision.

The vote for the motion was 5-0. The Planning Board has rescinded its constructive approval. The Public Hearing closed at 7:30 p.m.

The next meeting to discuss revised, new plans is to be determined.

The Public Meeting portion of the Planning Board meeting opened at 7:35 p.m.

MICHAEL McCARTY, LONGMEADOW PARK & RECREATION DEPARTMENT,
RE: NEW STONE SIGNAGE AT GREENWOOD PARK PLAYGROUND – Michael McCarty came before the Planning Board with a proposal for rededicating Greenwood Park in memory of Molly McEvoy. The dedication is scheduled for May 6, 2006. The Longmeadow Rotary Club donated the stone. Michael showed a picture of where the memorial will be placed. The rough boulder is 3'6" X 2'0" X 2'0". The wording will be lettering top and back, "Molly's Gift" (3 ½"), "A Playground in Memory of Molly McEvoy" (1"), "Courtesy of Rotary Club of Longmeadow, Longmeadow Parks & Recreation" (1"), and Rotary Club International symbol (5").

After review, Walter Gunn made a motion to waive site and design review for a memorial boulder named, "Molly's Gift" located in Greenwood Park as a memorial for Molly McEvoy. Louis Kornet seconded the motion; it was approved 5-0.

Planning Board members stated that they would come up with a policy for future stone signage such as this memorial at a later date.

STEPHEN DANALIS, 154 WILLIAMS STREET, LONGMEADOW – Stephen Danalis came before the Planning Board with four copies of a subdivision covenant for a four-lot subdivision located at 154 Williams Street, Longmeadow, MA. Town Counsel has reviewed the covenant and Planning Board members signed each copy of the covenant.

OTHER

1. Walter Gunn made a motion to continue approving of meeting minutes until March 23rd. Roy Johansen seconded the motion; it was approved 5-0.
2. Louis Kornet reported that he has received approval from the Pioneer Valley Planning Commission for up to three days of technical assistance. A representative from PVPC would like to come to a Planning Board meeting to talk about his services, i.e., processes, procedures, etc.
3. Mr. Kornet will send Planning Board members a link to the Community Preservation Act website. It is a program that the state runs if the town contributes a certain amount of monies. It is a dollar-to-dollar match. Some

topics include historic preservation, open space, preservation of open space, etc.

ADJOURNMENT – There being no further business, Roy Johansen made a motion to adjourn the meeting. Walter Gunn seconded the motion; it was approved 5-0. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board