

(Approved with Corrections 7/05 & 8/3/05)

Town of Longmeadow  
Planning Board  
**MINUTES**  
Of Regular Meeting  
May 26, 2005

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

A meeting was held at Center School Community Room, 837 Longmeadow Street, Longmeadow, MA. The meeting was called to order at 7:03 p.m. by Chairman Walter Gunn. Congratulations were given to Richard Curran on his recent re-election to another term on the Planning Board. Mr. Gunn introduced all Planning Board members and their secretary to those persons in attendance.

**AGNOLI SIGN COMPANY – APPROVAL OF NEW SIGNAGE – BERKSHIRE BANK (previously Woronoco), 138 LONGMEADOW STREET, LONGMEADOW –** Attorney Gary Martinelli, Mr. Agnoli, Agnoli Sign Company, Thomas Barney, Berkshire Bank, and Brian Fitzgerald came before the Planning Board with a petition for a request of approval of new signage. They are looking to keep the Martinelli and Decenza signs the same. On the Berkshire Bank signs (formerly Woronoco Bank), they have worked through several revisions. The gray background will be preserved with green lettering on the Berkshire Bank signs. There was a concern raised about the size of the signs. The size of each of the signs is 30 square feet; the petitioner requests using the same size sign with the above-mentioned revisions. The signs depicting the entrance and exit to 138 Longmeadow Street, as well as the handicapped parking signs will be gray background and green lettering.

After the presentation, Walter Gunn made a motion to Waive Site and Design Review Approval for signage for 138 Longmeadow Street in the plans submitted and drawings dated March 9, 2005 and marked “final”. Richard Curran seconded the motion. There was discussion on the motion under consideration. Bruce Colton felt that the current signage was excessive; Mr. Johansen questioned the size and number of the group of signs under consideration. A vote was taken on the motion; it was approved 4-1.

**MR. FORD, 1087 LONGMEADOW STREET, RE: INQUIRY ON POSSIBLE SUBDIVIDING OF HIS PROPERTY** – Mr. Ford explained that he owns a 1.77 acre lot with 153’ of frontage on the northeast corner of Mill Road. He was inquiring about the feasibility of being granted a right of way to place a driveway and a second house on the property. Bruce Colton and Walter Gunn explained that 125’ of frontage would be required on the new building lot. They explained that the ZBA would be the department to go to and ask for a variance.

**BANK NORTH – APPROVAL OF NEW SIGNAGE** – The applicant was not present at this evening’s meeting.

**TALBOT'S, 672 BLISS ROAD, LONGMEADOW, MA – RE: EXTERIOR CHANGES**

– The applicant was not present at this evening's meeting.

**STEPHEN DANALIS, 154 WILLIAMS STREET, RE: SITE & DESIGN & SUBDIVISION PLAN FOR PROPERTY LOCATED AT 154 WILLIAMS STREET, LONGMEADOW, MA**

– Attorney Joseph Pacella and Stephen Danalis were present at this evening's meeting. Walter Gunn explained that the Planning Board has until June 6, 2005 to render a decision, unless the petitioner wants to extend the time line. Attorney Pacella indicated that his client does not want to extend the time line. Mr. Gunn stated that the Planning Board will be voting separately on two issues – Sub-Division and Site and Design.

Sub-Division Component – Walter Gunn stated that based on Town law and the subdivision control law, legal counsel has advised that the Planning Board can approve the subdivision with conditions. Planning Board members expressed their opinions on the proposal. Bruce Colton stated that this proposal meet the minimum legal requirements for a subdivision; however, under site and design there are any reasons to deny the project. The Health Department recommended filtration ejector pumps. Several Board members also stated that they were concerned about drainage on to the abutting properties from the road. It was stated that there is a possibility of adding a condition to the approval based that a certified study done by the home-owner to address drainage and swale concerns. The Planning Board must consider the rights of the existing homeowners; they were very concerned on the negative impact on abutters. Walter Gunn would like to add additional language in the subdivision decision with conditions. Dick Curran indicated that he would like to have a peer review take place.

There being no further discussion, Walter Gunn made a motion to approve the Danalis definitive subdivision plan for 154 Williams Street, Longmeadow, MA dated July 2004 revised through September 14, 2004, BEC Project #02-1017-1, with the attached condition that no alteration to site grade or drainage on a building lot can be made unless certified by a professional engineer that drainage is handled on-site and thereafter approved by the Town building department. Bruce Colton seconded the motion; it was approved 5-0.

Site and Design Component – Planning Board members commented on the Site and Design approval plan proposal for the same property. Mr. Gunn gave a brief history of the project. It was originally one house; a 4-lot subdivision grew out of this process due to Town by-laws. He feels more open space is of great importance. Mr. Curran and Mr. Colton stated that they feel that the proposal fails in every aspect of site and design; and they have many misgivings on approving the site and design review. Lots #1 and #4 are unusually shaped. Planning Board members are concerned about rising of the road, control of density, site characteristics, and “fitting in” with the neighborhood. Mr. Johansen feels that it is unfortunate that the subdivision must be approved when the Site and Design falls short. Mr. Johansen also mentioned additional problems, i.e., environmental, roadway in individuals' backyards and Williams Street residents who bought homes in this neighborhood who now in essence have corner lots.

Motion on Site & Design Approval – Walter Gunn made a motion to approve Site and Design Review for the Danalis definitive subdivision at 154 Williams Street, Longmeadow, MA. Bruce Colton seconded the motion. The vote was 5-0 opposing the motion. A decision will be rendered by June 6, 2005 at the Longmeadow Town Clerk's office.

**PUBLIC COMMENTS** –

1. Deb Sirulnik, 94 Arlington Road – Ms. Sirulnik questioned what is the advantage of an approved subdivision with no approval of site and design review;
2. Ellen Berube – Ms. Berube asked how many times a person can come back with a plan for site and design. The answer was as many times as the petitioner wants.

There were several other comments from the public about this issue.

**MISCELLANEOUS** -- Walter Gunn stated that because this is the first Planning Board meeting after the town election, a vote must be taken to elect a chairperson and clerk. Bruce Colton made a motion to nominate Walter Gunn as chairperson. Richard Curran seconded the motion; it was approved 5-0. Richard Curran made a motion to nominate Bruce Colton as clerk. Walter Gunn seconded the motion; it was approved 5-0.

**APPROVAL OF MEETING MINUTES** –

1. Meeting Minutes of April 5, 2005 – The meeting minutes were reviewed. In the second paragraph on Page 2 the second sentence should read: *“He, too, expressed concerns about the cutting down of numerous trees cutting into the hillside would damage the root system and kill abutters’ trees, including property not owned by Bay Path.”* After the corrections were recorded, Roy Johansen made a motion to approve the minutes as amended. Bruce Colton seconded the motion; it was approved 5-0.
2. Meeting Minutes of May 3, 2005 – The meeting minutes were reviewed. After review, Roy Johansen made a motion to accept the meeting minutes as written. Richard Curran seconded the motion; it was approved 5-0.

The next meeting of the Planning Board will be on July 12, 2005 with a meeting place to be determined.

There being no further business, Roy Johansen made a motion to adjourn the meeting. Bruce Colton seconded the motion; it was approved 5-0. The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board

