

(Approved May 26, 2005)

Town of Longmeadow
Planning Board
MINUTES
Of Regular Meeting
May 3, 2005

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

The Regular meeting of the Longmeadow Planning Board was held at Center School, Faculty Lounge, 837 Longmeadow Street, Longmeadow, MA. The meeting was called to order at 7:02 p.m. by Chairman Walter Gunn. Mr. Gunn introduced Planning Board members and their secretary to persons in attendance.

ATTORNEY JAMES SHEILS, REPRESENTING VERIZON WIRELESS, RE: SPECIAL PERMIT REQUEST FOR ANTENNA EXCHANGE & UPGRADING ON PONDSIDE – Attorney James Sheils, representing Verizon Wireless is hoping to upgrade its antennas located at 31 Pondsides Road, Longmeadow, MA. They are requesting that the Planning Board waive site plan approval pursuant to Article XI, Section C.2 as the antenna exchange will not exceed 2,000 square feet. The project involves the removal of three existing cellular antenna panels and the addition of six PCS antennas. The increase would be from 12 to 15. The PCS antennas are virtually identical to the existing cellular antennas and will be located at the same height (110') and footprint. No changes will take place on the ground.

After the presentation, Walter Gunn made a motion to Waive Site and Design Review for the proposed alterations to the cell tower on 31 Pondsides Road, owned by Bell Atlantic Mobile of Massachusetts, Project #05032.C03 dated March 29, 2005 as revised through April 11, 2005. Bruce Colton seconded the motion; it was approved 5-0.

AGNOLI SIGN COMPANY – APPROVAL OF NEW SIGNAGE – BERKSHIRE BANK (Previously Woronoco Bank), 138 LONGMEADOW STREET, LONGMEADOW, MA – Mr. Agnoli, Agnoli Sign Company, came before the Planning Board with a request to reface and recolor existing signage at 138 Longmeadow Street. Berkshire Bank is taking over Woronoco Bank. Mr. Agnoli stated that all tenants are aware and agree to the sign changes and color. The construction of the sign will remain the same. No background will be illuminated, only the lettering on the 3' X 10' signs. The directional and handicapped signs are non-illuminated. The Martinelli and Discenza signage will be beige and burgundy on the bottom. Bruce Colton stated that he feels that the Planning Board erred in approving the sizes of the signs at this address. He feels that the sign is excessive and that it would look better if it were smaller. Several Planning Board members also indicated that they would like to reduce the size of the sign. Mr. Gunn and Mr. Curran suggested removing the "beige" stripe. Since there were several concerns from the Planning Board members, Mr. Agnoli agreed to meet with the building owner and come back to the next Planning Board meeting for a continuation of the discussion of the proposal.

ATTORNEY HENRY CROPSEY, RE: DISCUSSION SITE & DESIGN REVIEW REQUEST FOR BAY PATH PROPERTY ON FARMLEA ROAD – Attorney Jeffrey Roberts, representing Bay Path College, and Mr. David Appleman, representing Longmeadow Park and Recreation were also in attendance to discuss the issues. Attorney Cropsey stated that he wanted to come before the Planning Board to give an update on what has transpired since January 11, 2005 on Farmlea Road and on how it relates to Bay Path's activities. Mr. Cropsey handed out a package of information to Planning Board members. Henry Cropsey went over the time line of activities at Bay Path. Mr. Bill Wagner also indicated that their neighborhood group wanted to make sure the Planning Board had all the issues and letters of correspondence for their information. Mr. Cropsey stated that it is not their purpose to shut down the functions at the college; but they want to make sure that all regulations are followed and they feel that Bay Path has stepped up use of this particular property for other use, unrelated to the college. They feel that these activities should trigger the site and design review process; it is a change in use. Mr. Cropsey, for example, feels that the soccer travel teams can finish out their season and use of the fields in the future to status quo. A question arose as to when the contract with Bay Path and the Park and Recreation Department ends. David Appleman,

Longmeadow Park and Recreation stated that the contract between Longmeadow Park and Recreation and Bay Path ends on June 4, 2005. A question was asked of Jeffrey Roberts; is Bay Path entering into an agreement with Longmeadow Park and Recreation next year? Mr. Roberts responded that he does not know if it will happen next year. He stated that he feels that it is a procedural issue to submit for Site and Design Review for the fields or appeal to the Zoning Board of Appeals (ZBA).

Walter Gunn explained the arguments on the issues. 1. Is this a change in use?; 2. Is any structure significant, other than the ropes course, that was taken down?; 3. If the Planning Board wants to go through with it, Bay Path has 30 days in which to file and go through the procedure for site and design review. Or, appeal and go through the ZBA. 4. The Planning Board may vote to require Site and Design Review. Does this apply in this case?

Jeffrey Roberts stated that he feels that it has nothing to do with structures, site and design review; he feels that it is a building permit issue relative to structures. The problem has been created by people using the fields. He indicated that he agrees it is a problem.

Henry Cropsey responded to comments. He indicated that there is a dispute of what is a structure. He cited the purpose of site and design. He questioned the college as to what are they using the fields for – athletics, dumping. He also mentioned the vehicle traffic as well as maintenance vehicles, dump trucks and other uses in the area in question.

Bruce Colton stated that he feels, for example, that a backstop is a structure. He stated that Mark Denver, Building Inspector, however seems to be stating that he has not required permits in the past. The number of games played might seem to be a change in use. He does not feel that the Planning Board is the enforcement agent in this respect.

Mr. Cropsey recommended an out of district zoning expert to assess the information. Bruce Colton stated that Mark Denver is the enforcement agent and has authority for decision-making, not the Planning Board. Walter Gunn stated his opinion to let the issue stand as is and let Bay Path and Mark Denver work out the issue together. Mr. Gunn also suggested that Bay Path come to the neighborhood association and work out a legitimate plan that everyone could agree on.

Several audience members voiced their opinions. Bob McTaggart stated that he is involved in the Historic District around the Green. He questioned, what is the Long-Range plan around the Green. Mr. Curran concurred with the request on what the Long-Range plan is for Bay Path. Mr. Kornet suggested that a task force be set up between the Select Board and Bay Path to help resolve issues; a central type of talking point in order to have some action to be taking place. A member of the Longmeadow Soccer Association apologized to persons in attendance with an explanation that Williams' fields were not available because they were being reseeded and Bay Path agreed to have Longmeadow Park and Recreation use the fields.

LI BROTHERS, MAPLE ROAD, LONGMEADOW, MA – A representative from Li Brothers was present at the Planning Board meeting requesting to use the size of the sign that now exists replacing the sign for the business, Far East. The sign will be a white background with burgundy, green, black, and yellow letters. After discussion, Walter Gunn made a motion, as the petitioner has appeared before the Planning Board, to Waive Site and Design Review at Far East, 809 Maple Road, per plans submitted and dated May 3, 2005. Bruce Colton seconded the motion; the motion was approved 5-0. Mark Denver will be notified of the approval.

MISCELLANEOUS – The next Planning Board meeting will be held on Thursday, May 26, 2005 with a location to be determined.

APPROVAL OF MINUTES – The minutes of the March 1, 2005 meeting was amended as follows: Page 3: “*Approval of Meeting Minutes (add)—February 1, 2005.* The March 22, 2005 Regular meeting minutes were approved as written. Roy Johansen made a motion to approve the amended minutes of March 1, 2005 and minutes of March 22, 2005. Louis Kornet seconded the motion; the minutes were approved 5-0. The

Public Hearing minutes of March 22, 2005 were also reviewed. Roy Johansen made a motion to approve the minutes as written. Walter Gunn seconded the motion; the minutes were approved 5-0.

There being no further business, Walter Gunn made a motion to adjourn the Planning Board meeting. Roy Johansen seconded the motion; the minutes were approved 5-0. The meeting adjourned at 9:38 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board