

Town of Longmeadow
PLANNING BOARD
MINUTES
of Regular Meeting
May 3, 2006

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

A meeting was held at the Longmeadow Police Department Community Room, Williams Street, Longmeadow, MA. Walter Gunn opened the meeting at 7:04 p.m. Mr. Gunn introduced Planning Board members and their secretary to everyone in attendance.

REQUEST FOR SIGNAGE, PATRICIA KOZACZKA, HAIR SALON AT 917 SHAKER ROAD, LONGMEADOW – Mr. William LaMontagne, from Great Northern Realty Partners, LLC, and new owner of the Armata’s Plaza, came before the Planning Board on behalf of Patricia Kozaczka for request for signage. Mr. LaMontagne read a letter into the record. He reported that the sign company had already put up the sign. Mr. LaMontagne showed a drawing from Ace Signs which indicates the size of the signage, style, color, and wording. The new signage replaces the existing sign; it is in the same light box, and it is within the dimensions as required in the by-laws. It should also be noted that Mr. LaMontagne presented a check for the signage at the meeting; it is the first check payment under the new signage by-law.

After discussion, Bruce Colton made a motion to waive site and design review for the sign for “The Longmeadow Salon”, 917 Shaker Road, Longmeadow, MA as shown on the Ace Sign mock-up which was presented to the Planning Board. Louis Kornet seconded the motion; it was approved 5-0.

ROBERT RINALDI, RINALDI’S RESTAURANT, 408 LONGMEADOW STREET, RE: PARKING LOT PAVING – Mr. Rinaldi came before the Planning Board. He indicated that he would like to re-do the back fence, paint his building white and he would like to re-pave the parking lot. Mr. Rinaldi was advised by Mark Denver, Building Inspector, to come before the Planning Board with his plans. After discussion, Planning Board members requested that Mr. Rinaldi put in writing what his proposed plans would entail. Mr. Rinaldi stated that he has spoken to his abutters about his plans. Planning Board members indicated that if the proposed fence is the same height and in the same place, they did not think that this would be a problem. Mr. Rinaldi also asked about the possibility of a “blade” sign on the side of his building. Planning Board members stated that his proposal could be discussed at a future time when a definitive proposal is presented to the Planning Board.

ROBERT ORENSTEIN, JEWISH NURSING HOME, 770 CONVERSE STREET, LONGMEADOW, RE: REQUEST FOR PROPOSAL – Mr. Orenstein was not present at this evening’s meeting.

LEO SHAPIRO, GRANDE MEADOWS TENNIS CLUB, 170 DWIGHT ROAD, LONGMEADOW, RE: REQUEST FOR INFORMATION – Mr. Shapiro was not present at this evening's meeting.

ANR PLAN APPROVAL – An ANR plan request was presented to the Planning Board. The two parties, Mary Jean Picknally, 333 Ardsley Road and Eleanor Soltz, 136 Magnolia Circle plan on having the parcel to be sold from Ms. Soltz to Ms. Picknally. The Planning Board had received a check for \$200; Walter Gunn stated that property seems to have sufficient frontage and area.

After discussion, Walter Gunn made a motion to endorse the ANR plan under the subdivision control plan of Approval Not Required for 136 Magnolia Circle and 333 Ardsley Road, Longmeadow, MA. Louis Kornet seconded the motion; it was approved 5-0.

MISCELLANEOUS

1. Louis Kornet reported on some developments for the Twin Hills property. A meeting has been proposed which will include Town officials who will discuss proposals for developments. The Planning Board could serve as a knowledge source for the town. Robin Crosbie is proposing a meeting at the end of May (May 24th) with the Select Board for a town forum to discuss options. Twin Hills has until May 27th to come up with funding. The town then has 120 days to act with the right of first refusal. There are 110 acres of land; the price for Twin Hills is \$7.8 million dollars. Louis Kornet stated that he would talk to representatives from the Pioneer Valley Planning Commission and discuss the feasibility plans for long-range plans for the property and how the Planning Board may provide input before the town forum.
2. The Select Board signed a memo of agreement with Valley Vision #2 supporting a forum to discuss Twin Hills' options on Monday, May 1st.
3. Next Meetings – There will be a public hearing on June 6, 2006 regarding the application for Omni Point Holdings, Inc., T-Mobile Wireless for the installation of telecommunications equipment and cell tower at 260 Meadow Road, Longmeadow. This is a joint meeting between the Planning Board and the Zoning Board of Appeals. The location of the meeting is to be determined. The next Regular meeting of the Planning Board will be held immediately following the public hearing with a location to be determined. Some topics for discussion are: By-law revision, Pioneer Valley Planning Commission, Twin Hills' issues, policies, strategies, methodologies, and procedures.
4. Approval of Meeting Minutes – After review, Walter Gunn made a motion to accept the Public Hearing Minutes of April 18, 2006 with revisions. Roy Johansen seconded the motion; it was approved 5-0.

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 9:02 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board