

(Approved as Amended 8/3/05)

Town of Longmeadow
Planning Board
MINUTES
Of Regular Meeting
July 12, 2005

PRESENT: Chairman Walter Gunn, Bruce Colton, Richard Curran,
Roy Johansen, and Louis Kornet (arrived at 7:32 p.m.)

A meeting was held at the Longmeadow Police Department Community Meeting Room, Williams Street, Longmeadow, MA. The meeting was called to order at 7:02 p.m. by Chairman Walter Gunn. Mr. Gunn introduced all Planning Board members and their secretary to those persons in attendance. Walter Gunn explained that Lou Kornet would be arriving late this evening as he is attending a seminar on Mass. State grants and projects and Commonwealth applications.

Mr. Gunn also indicated that as of July 1, 2005 the Department of Community Development will consolidate their departments and boards. They are: Conservation, Planning Board, Zoning Board, Health, and Building Departments. Beverly, Building Department secretary, is helping to coordinate all of these areas for meetings, etc. The telephone number is 565-4251.

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

– Randy Osgood, representing Talbot's, presented a proposal for renovations at the Talbot's store located at 672 Bliss Road, Longmeadow, MA. Mr. Osgood explained that there will be some interior changes but more extensive exterior changes. The existing awning will be changed in color to black (30%) and red (70%), and a bronze Talbot's plaque on the brick front. The size of the awning will be reduced to make room for the misses raised trim panel. This signage will be 5' in width and 31 ¼" in height. One non-illuminated blade sign is included in the project (3' in width and 1'6 13/16" in height). The awning and signage will be lit with five black gooseneck lights – three by the awning and two by the misses raised trim panel.

After discussion, Walter Gunn made a motion to Waive Site and Design Review for the Talbot's store located at 672 Bliss Road, Longmeadow, MA regarding alterations to a closed end awning colored black and red, the addition of one misses raised trim panel, one non-illuminated blade sign, replace one bronze plaque, and the removal of two carriage lights located on either side of the storefront window. They will be replaced with five gooseneck lights, black in color. Per drawing #1 submitted July 12, 2005. Bruce Colton seconded the motion; the motion was approved 4-0.

UNITED BANK, 670 BLISS ROAD, LONGMEADOW, MA – RE: EXTERIOR

CHANGES – Gary Moren, from Moren Signs, Inc., presented a proposal for exterior changes at United Bank, 670 Bliss Road, Longmeadow, MA. They are requesting to install an awning, 15' in length and 48" in height. The letters will be translucent, with no

light escaping from the awning except through the lettering. The lettering will be 10 ½”, “United Bank”. The color of the awning is an Erin green fabric with cut-outs for United Bank. The gold stripe is applied to face of the fabric and in non-lit.

After discussion, Walter Gunn made a motion to Waive Site and Design Review for United Bank, 670 Bliss Road, Longmeadow, MA regarding the addition of one green awning – dimensions, coloring and lettering per drawing submitted 071205-1 by Moren Signs, Inc. with a dual tube fluorescent light fixture, illuminating only the lettering, “United Bank”. This includes the removal of four gooseneck lights currently located at the future location of the awning. The sign meets all the requirements of the sign zoning by-laws. Bruce Colton seconded the motion; the motion was approved 4-0.

VERIZON WIRELESS, RE: REQUEST FOR INSTALLATION OF ANTENNA --

Attorney Ellen Freyman came before the Planning Board representing Verizon Wireless requesting permission to put up an antenna off of Academy Drive, Longmeadow, MA. This would be located at the water tower currently on this site and would be an appendage to the water tower. Ms. Freyman also disclosed that she is a member of the Zoning Board of Appeals (ZBA) in Longmeadow. She showed Planning Board members drawings of the proposed project. The contents of the sheet index include a title sheet, plot plan, abutter information, and a detailed site plan with water tank elevation. Verizon is hoping for a fall construction time line. Ms. Freyman also indicated that the abutters will be notified for the public hearing from the ZBA. A 12' X 30' storage building is also proposed in addition to the antenna. Planning Board members discussed whether to Waive Site and Design Review. After discussion, Planning Board members indicated that they would like to personally view the site with a representative from Verizon before issuing a decision. Ms. Freyman stated that she could set up a meeting with Verizon and Planning Board members so they could view the area. It was decided by the Planning Board that the issue will be continued until the August meeting pending a site inspection.

LONGMEADOW HOMEOWNER'S ASSOCIATION – Henry Cropsey, Bill Wagner, and Kathy Tognari, representing the Longmeadow Homeowner's Association, came before the Planning Board for the purpose of asking the Planning Board to review a series of contradictory decisions rendered by the Town of Longmeadow Building Inspector and the Commonwealth of Massachusetts. Mr. Cropsey stated that Bay Path College purchased the area in question in 1997 where the area is mostly residential. The college's use of the fields is accessed by Farmlea Road, the only way to get to these properties. The Longmeadow Homeowner's Association feels that the use of these properties has significantly changed. Structures at this site and the use of the field are of particular concern. Town Counsel, Joel Bard, has agreed to review the entire case and look at all issues, letters, decisions, etc. Henry Cropsey stated that the homeowner's association would like a formal vote from the Planning Board endorsing a second opinion. Planning Board members indicated that they will write a letter on this issue.

PUBLIC PORTION – Members of the audience asked a variety of questions regarding the Planning Board, Site and Design regulations and issues, and the Zoning Board of Appeals.

MISCELLANEOUS

1. There will be an informational meeting with the Planning Board, Board of Selectman, and Town Manager on August 1st. The Planning Board will be discussing policies and procedures.
2. The next Regular meeting of the Planning Board will be on August 3, 2005 with a location to be determined.
3. Walter Gunn stated that Robin Crosbie has determined that the Planning Board be responsible for moving the Long Range Plan forward. There are funding grants available to implement these programs starting August 1st. The Planning Board will be discussing this issue at future meetings.
4. Approval of the minutes of the May 26, 2005 meeting will be discussed at the August 3, 2005 meeting.

EXECUTIVE SESSION – Walter Gunn made a motion to go into Executive Session at 9:20 p.m. Bruce Colton seconded the motion; the motion was approved 5-0. The Planning Board will not be reconvened after Executive Session. The purpose is to discuss litigation. Roy Johansen made a motion to exit the Executive Session and adjourn the Planning Board meeting. Walter Gunn seconded the motion; it was approved 5-0. The Planning Board moved out of Executive Session and adjourned the meeting at 9:50 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board