

Town of Longmeadow
Planning Board
MINUTES
Of Regular Meeting
July 6, 2004

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

The meeting was held at the Police Department Community Room, Williams St, Longmeadow, MA and was called to order at 7:30 p.m. by Chairperson Bruce Colton.

Gerard Kiernan, St. Mary's Church –Gerald Kiernan came before the Board to request approval for a new sign to replace an existing sign at St. Mary's Church on Longmeadow Street. The new sign would be approximately 8' by 8' and would be set on a brick base. They would attempt to match the brick base to the type of brick used in the Church. The sign would be internally illuminated and would be used to display dates and times for events at the Church.

A motion was made by Walter Gunn and seconded by Richard Curran to waive site and design review for an illuminated sign per the plan dated May 5, 2004 to be at the same location as the existing sign at St. Mary's Church. The sign will have a Plexiglas cover over the Letters.

The motion was passed 5-0.

Stephen Lecco, Baystate Environmental, Filing of Definitive Plan for Danalis Property at 154 Williams St. – Stephen Lecco, Senior Environmental Scientist at Baystate Environmental Consultants appeared before the Board to file a Definitive Subdivision Plan for the property located at 154 Williams Street. In attendance with Mr. Lecco were Jim Roessling, Project Engineer, Baystate Environmental Consultants, and Stephen Danalis, the property owner.

Mr. Lecco reviewed the history of this project, culminating in the submission of a Preliminary Subdivision plan in December 2003. Mr. Lecco indicated that he was formally submitting to the Board a Definitive Plan for a 4 lot Subdivision for the property at 154 Williams Street. Mr. Lecco also asked the Board to combine Site and Design Review with the submission of the Definitive Plan. A list of abutters and plans were given to the Board.

Jim Roessling, Baystate Environmental, provided an overview of the plan. He noted that the existing building at 154 Williams would be removed to provide room for a 50' wide

access road. Permanent markers would be put in place to designate the boundaries of the existing wetlands. He also noted that the grade of the new road would need to be elevated by approximately 2 ½ feet to allow for the various utilities. He stated that he believed that all engineering standards had been met in the submitted plans.

Chairman Bruce Colton accepted a question from the public in attendance:

Sheri Knight, 14 Falmouth Rd., asked a question concerning the grading of the property and the road as represented on the plan. She indicated that drainage was a concern due to wet basements on adjacent properties.

Mr. Roessling indicated that the engineering features of the plan took this into consideration.

Roy Johansen asked if there would be sidewalks. Mr. Roessling stated that they would be incorporated into the plan as required.

Chairman Bruce Colton reviewed the process, timing, and fees for moving forward with the project with the applicant.

Paul Santaniello, Longmeadow High School Parent Advisor Council (PAC), Donating A Sign to Longmeadow High School – Paul Santaniello of the Longmeadow High School PAC came before the Board to discuss the PAC’s desire to donate a sign to the High School. Mr. Santaniello indicated that the School Committee has approved the concept of a sign and requested that he obtain an approval from the Planning Board.

The proposed sign will be non illuminated and will be 5’ high by 5’4” wide with a Plexiglas cover. The sign will be used to communicate events at the High School. The Board discussed the proposed location of the sign on the High School property.

Bruce Colton made a motion to waive site and design review for a double faced non illuminated Longmeadow High School sign as shown in the plan of Agnoli Sign Company (Option 1) dated May 26, 2004, with the added condition that the sign will be set 7 feet in from the sidewalk, perpendicular to the road at the mid point of the horseshoe driveway in front of the High School. The motion was seconded by Walter Gunn.

The motion was passed 5- 0.

At 8:35 Bruce Colton left the meeting and Walter Gunn took over as Chairman.

Ron Eckman – Request for Information Regarding Development of Land Off of Longmeadow Street. – Ron Eckman, 125 Frank B. Murray Way in Springfield introduced himself to the Board and discussed a development project he is currently pursuing. The property is located adjacent to Chandler Avenue. He is proposing a six lot subdivision which will extend from the current end of Chandler Avenue.

Richard Curran discussed the issue of the current width of the roadway on Chandler Ave and the potential issues arising there from.

Roy Johansen indicated that he believed this project should be discussed with the Historic District Commission as well.

Mr. Eckman indicated that the land under discussion is currently under contract while he proceeds with due diligence. He will continue discussions with the Board as the project progresses.

Mr. and Mrs. Valentine - RE: By-Law Amendment Change Pertaining to Signs In Residential Districts – Alice and Douglas Valentine of 136 Captain Rd appeared before the board to discuss a proposed amendment to the By Laws dealing with the number of allowable signs relating to trespass posted within a specified distance along a boundary line.

Several options were discussed with the Board concerning the potential wording of the amendment. The Board will research other sources as to how this has been dealt with in other communities. The Valentines will return to the next monthly meeting of the Board to continue discussions on this proposed amendment.

Adjournment

There being no further business, the meeting adjourned at 9:40 p.m.

Respectfully submitted,

Louis Kornet, Member
Longmeadow Planning Board

The next meeting of the Longmeadow Planning Board will be held on July 13, 2004 at the Longmeadow Community House at 7PM.

The next Regular meeting of the Longmeadow Planning Board will be held on August 3, 2004 at 7:30 PM, with a location to be determined.