

Town of Longmeadow
Planning Board
MINUTES
Of Meeting Held
August 1, 2006

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

A meeting was held at the Longmeadow Fire Department Conference Room on August 1, 2006. The meeting was called to order by Chairperson Walter Gunn at 7:01 p.m. Mr. Gunn introduced Planning Board members and their secretary to everyone in attendance.

OMNI-POINT COMMUNICATIONS, INC. – Walter Gunn reported that he had spoken with Robin Crosbie regarding a possible alternative site for a cell tower proposal. The proposed site is 260 Meadow Road, Longmeadow, MA. Ms. Crosbie deemed that there is no other site available at this time. After review, Walter Gunn made a motion to approve site and design review for Omni-Point Communications Inc., T-mobile cell tower proposal, 260 Meadow Road, Longmeadow, MA. Bruce Colton seconded the motion. It was noted that Richard Curran was not present at the public hearing; a vote cannot be made at tonight's meeting. Walter Gunn will continue the motion until August 7th. It was noted that the ZBA will meet on September 6th. It was noted that an audience member, JP Hammond, 70 Shady Knoll, Longmeadow, MA stated that he had not received any information about a public hearing for the cell tower proposal.

OMNI-POINT COMMUNICATIONS, INC. – The Planning Board had received an application for site and design review for the cell tower located at the Academy Road/water tower area in Longmeadow. The request from Attorney Simon Brighenti's client is proposing placing an additional antenna on the existing cell tower for T-mobile. Attorney Brighenti's client is trying to use existing locations of cell towers to maximize call service coverage in Longmeadow. Omni-Point wants to provide a set of antennas at the cell tower in this area. The site would be visited 11 times a year for maintenance purposes. A monthly rent is charged to access additional space at the cell tower. This application must also receive ZBA approval. A motion was made and seconded to waive site and design review. It was approved 4-0.

JAMES McBRIDE, FRIENDLY ICE CREAM, 732 BLISS ROAD, LONGMEADOW, RE: CHANGE OF AWNING SIGN – Mr. McBride presented a proposal for a change of awning sign at the Friendly Ice Cream Shop, 732 Bliss Road, Longmeadow. Mr. McBride showed a photograph of the existing awning. The proposal is to just change the material of the awning; the basic aluminum structure will remain the same. The frame is in (2) 20' sections and a 7' section. The proposed color is Sunbrella's "jockey red". There will be no writing on the signage. After review, Walter Gunn made a motion to waive site and design review for a change of awning for Friendly Ice Cream, located at 732 Bliss Road, Longmeadow, MA. The color of the awning is Sunbrella's "jockey red";

there is no writing on the awning. Bruce Colton seconded the motion; it was approved 4-0.

ATTORNEY JOSEPH PACELLA, RE: DISCUSSION ON REMAND FOR DANALIS SITE & DESIGN REVIEW, 154 WILLIAMS STREET, LONGMEADOW

– Attorney Joseph Pacella and Steven Danalis were present at the Planning Board meeting for discussion on the remand for the Danalis site and design review at 154 Williams Street. Attorney Rina Cohan, representing the abutters on Falmouth Road, was also present. Walter Gunn gave a background account of the issues in this case. The case has been in litigation. The Planning Board is considering a court allowed motion to remand the case from court back to the Planning Board in order to make a decision. The Planning Board can make modifications to the existing plan. Major issues are the height of the road and screenings between the new street and Falmouth Road. Mr. Gunn reported that the Town Engineer and Mr. Danalis' engineer have concurred that measurements were 99% accurate. The road could be lowered 18". The Planning Board decided that this was insignificant. A proposed screening proposal has been submitted to the Planning Board. Louis Kornet is not present at tonight's meeting and Walter Gunn does not want to take a formal vote tonight. Several Planning Board members made comments in support of leaving the screenings on Lot #4 as much as possible. Attorney Cohan requested that a new public hearing be scheduled because new information has been introduced at the Planning Board meeting. Walter Gunn denied the request. Mr. Gunn stated that the Planning Board is looking for approval with conditions. The Planning Board would have to come up with specific conditions when the Planning Board's decision is written. Mr. Johansen indicated that he would like a detailed, specific landscaping plan before a vote is taken by Planning Board members. It was noted that the plan would not be changed; just more details would be provided. Mr. Curran would like a "best effort" to preserve the screenings on Lot #4. He also would like to have someone who specializes in screenings and plantings to offer his expertise. Walter Gunn stated that he will send a detailed report to Mike Wrabel, DPW Director, to seek his input and approval. Attorney Joseph Pacella stated that he objected to the Planning Board's decision not to vote on the plan tonight. He stated that he would like the conditions of approval "delineated" as to what the Planning Board would require. Bruce Colton stated that he would like to receive more details on who will maintain the screenings, how will they be maintained, etc. There was discussion about who will write the "details of conditions" in regard to screenings. After a lengthy discussion, Attorney Pacella and Steven Danalis indicated that they would provide more specific details for a meeting to be held on August 7, 2006. A homeowner's association will be established. Roy Johansen stated that he would like to see in writing what the members of the home owners' association would be responsible for, agreeing to, etc. Attorney Pacella agreed to provide a more descriptive report and better vision of the area by August 7th.

NEW BUSINESS:

1. An e-mail was received regarding a complaint of excessive air conditioning noise from Armata's market. Bruce Colton indicated that noise by-laws are referenced in the Town of Longmeadow general by-laws.

2. Longmeadow Shops: Steven Walker is working with David Martel to research town archives regarding the parcel of land between the Longmeadow Shops and the First Church of Christ Scientists for a future development project.
3. Public Hearing: A public hearing for revising Article XI, Section C of the Town of Longmeadow's by-laws will be held on September 12, 2006. The legal notice will appear in the Springfield Republican. The public hearing will be at the Longmeadow Fire Department conference room at 7:00 p.m.

OTHER:

Approval of Meeting Minutes: After review, Walter Gunn made a motion to accept the minutes of July 6, 2006 as amended. Roy Johansen seconded the motion. They were approved 4-0.

There being no further business, Roy Johansen made a motion to adjourn the meeting. Walter Gunn seconded the motion; it was approved 4-0. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board