

Town of Longmeadow
Planning Board
MINUTES
Of Meeting Held
August 22, 2006

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

A meeting was held at the Longmeadow Fire Department Conference Room, Williams Street, Longmeadow, MA. Walter Gunn opened the meeting at 7:05 p.m. Mr. Gunn introduced Planning Board members and their secretary to everyone in attendance.

The agenda items are as follows:

1. Omni-Point Communications, Inc., Site and Design Review;
2. Motion of the May 26, 2005 Decision for the Site and Design Plan for 154 Williams Street, Longmeadow, MA

Walter Gunn stated that this meeting is a public meeting, not a public hearing. Mr. Gunn will allow public response at the conclusion of the meeting. Richard Curran recused himself from the Omni-Point Communications, Inc. decision; he was not present at the public hearing.

OMNI-POINT COMMUNICATIONS, INC., T-MOBILE CELL TOWER PROPOSAL, 260 MEADOW ROAD, LONGMEADOW – Walter Gunn made a motion to approve the Omni-Point Communications, Inc. T-Mobile cell tower application for 260 Meadow Road, Longmeadow, MA. Louis Kornet seconded the motion. It was also noted that a special permit is required from the ZBA for cell tower approval in the Town of Longmeadow. The Planning Board looks at location of buildings, structure, etc. The ZBA will go through the technical aspects at their hearing on September 6th; it will be more detail oriented. Walter Gunn suggested approving the cell tower with conditions. He felt that this may send a message to the ZBA that some issues were not resolved. There was discussion among the Planning Board members whether to approve or deny the application. Planning Board members discussed the implications of approval or denying the application. Planning Board members commented that as a condition of approval it is the hope of the Planning Board that all best possible site locations were researched and have been evaluated for the cell tower installation. Not all Planning Board members agreed on conditional approval under site and design review. After discussion and vote, the motion was approved 4-0, with Richard Curran recusing himself from voting.

REMAND FOR DANALIS SITE & DESIGN REVIEW, 154 WILLIAMS STREET, LONGMEADOW – Walter Gunn made the following motion that the Planning Board rescind its May 26, 2005 decision denying approval of the Site and Design Plan for the

Danalis definitive subdivision at 154 Williams Street, Longmeadow and approve the Site and Design Plan subject to the following conditions:

The property owner shall place and maintain screening to the East of Sherry Lane as set forth on the Landscape Plan, prepared by Baystate Environmental Consultants Inc., submitted to the Planning Board on August 7, 2006 as follows:

- A. Such screening shall begin 30 feet from the intersection of Sherry Lane and Williams Street to ensure vision clearance after full growth and shall run the entire distance of Sherry Lane;
- B. Such screening shall consist of alternating and partially overlapping rows of no more than 15 consecutive plants of arbor vitae and other species, which shall, where possible, have such rows of plants staggered 2-3 feet further from Sherry Lane (e.g., 15 arbor vitae seven feet from Sherry Lane then 15 other species ten feet from Sherry Lane);
- C. Such screening shall, as installed, consist of mature plants of at least 5 feet in height;
- D. Such screening shall be placed no closer than seven feet from the shoulder of Sherry Lane;
- E. Arbor vitae shall be maintained to remain at a height equal to or below its distance to Sherry Lane (i.e., if the trunk of the arbor vitae is 8 feet from Sherry Lane, then it must be trimmed to a maximum height of 8 feet);
- F. Wherever there is sufficient land between the screening and the property line along such screening, flowering plants including dogwoods, azalea bushes or rhododendrons shall be randomly placed between the screening and the rear yards of the Falmouth Road properties which shall be no further than 25 feet apart; and
- G. All screening shall be consistent with the Zoning By-Laws for the Town of Longmeadow, shall not interfere with wetlands, and shall be placed so as to minimize any impact on engineering for wastewater management and drainage as already required by the Planning Board.
- H. Natural screening shall continue on the East of Sherry Lane along the entire border of the subdivision and the rear yards of all Falmouth Road abutters until Lot 9 in order to provide screening along both Sherry Lane and Lot 4 of the subdivision; and
- I. The owners of the lots shall be responsible for perpetually maintaining the above-described screening. The property owner shall be required to establish a homeowner's association, to be composed of all of the owners of lots in the subdivision, and said owners shall make annual contributions to the association to

assure on-going compliance with this decision. Prior to conveyance of any of the lots, the developer shall establish and record a restrictive covenant, in a form approved by the Planning Board, to the effect that the homeowners' association shall be responsible for on-going compliance with this decision.

Walter Gunn opened the meeting for discussion. Attorney Rina Cohan, counsel for the Falmouth Road abutters, expressed her clients' concerns. Attorney Cohan indicated that the site and design plans lacked specificity, as well as a lack of a variety of plantings; some of the conditions presented this evening by the Planning Board have addressed some of their concerns. They would like to have another engineering study. They have more questions on the previous engineering study. They object to stockade fencing on a "shoehorn" development. Based on these issues, Attorney Cohan's clients would like the Planning Board to deny approval. It was noted that the ZBA would have to approve fencing. However, Bruce Colton stated that the proposed fencing as shown in the plan of August 7, 2006 was not in the original plan and cannot be voted upon. After discussion, Item J will be added to the conditions.

J. The proposed stockade fence shown on the plan of August 7, 2006 shall be eliminated.

Richard Curran seconded the motion that the Planning Board rescinds its May 26, 2005 decision denying approval of the Site and Design Plan for the Danalis definitive subdivision at 154 Williams Street, Longmeadow and approve the Site and Design Plan subject to the following conditions.

There were no further comments from the Planning Board. The vote was 5-0; the motion carried.

Walter Gunn opened up the meeting for comments from Planning Board members or the public. Each Planning Board member commented on the site and design review application. They gave a historical perspective of the project. They agreed that the decision was very difficult to reach and current zoning by-laws and legal issues prevented the Planning Board from reaching another decision. The Planning Board tried, with 10 conditions of approval, to make this project a little less objectionable. Richard Curran urged Mr. Danalis and his neighbors to work together and consider and possibly agree to a two lot subdivision. He said to let Walter Gunn know as soon as possible if this proposal could be considered. There were no other comments from the Planning Board members.

A concerned resident asked about how a citizen would go about trying to appeal the cell tower decision. She also mentioned possible health risks and cellular use. Mr. Gunn stated that there is a 20 day appeal period after a decision is filed with the Town Clerk. Walter Gunn suggested that the concerned residents attend the next ZBA meeting with their petition and concerns before a decision of a special permit is voted by ZBA members. Another resident also commented on cellular towers and lobbying

state and federal representative with their concerns. Several residents made further comments on the 154 Williams Street site and design review decision.

Next Meeting: The next meeting will be held on September 12, 2006 at 7:00 p.m. at the Longmeadow Fire Department Conference Room. This meeting will include a public hearing to consider a change to Article XI, SITE AND DESIGN REVIEW, SECTION C. APPLICABILITY of the Town of Longmeadow By-Laws.

There being no further business, Walter Gunn made a motion to adjourn the meeting. Roy Johansen seconded the motion; it was approved 5-0. The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board