

Town of Longmeadow
Planning Board
MINUTES
Of Regular Meeting
August 3, 2005

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

A meeting was held at the Longmeadow Police Department Community Meeting Room, Williams Street, Longmeadow, MA. The meeting was called to order at 7:00 p.m. by Chairperson Walter Gunn. Mr. Gunn introduced all Planning Board members and their secretary to those persons in attendance.

VERIZON WIRELESS, RE: REQUEST FOR INSTALLATION OF ANTENNA --
Attorney Ellen Freyman came before the Planning Board representing Verizon Wireless a second time requesting permission to put up an antenna off of Academy Drive, Longmeadow, MA. Planning Board members requested to view the site with a representative from Verizon before issuing a decision. Walter Gunn and Richard Curran went to visit the site. They indicated that the area is heavily treed; the proposed building as well as the water tower cannot be seen through the trees, particularly this time of year. The project did not seem to be too close to the neighborhoods. There will be a public hearing through the ZBA to discuss the decibel rating/sound issues as well as the entire project. The abutters will be noticed for the public hearing for the ZBA request for a special permit. There were no further questions. After discussion, Walter Gunn made a motion to Waive Site and Design Review for the installation of a cell phone facility antenna and building at the water tower off of Academy Drive, Longmeadow, MA; plans submitted March 31, 2005. Richard Curran seconded the motion; it was approved 5-0.

RONALD ECKMAN, ANR APPROVAL FOR 756 LONGMEADOW STREET --
Attorney Alfred Geoffrion presented mylar plans as per agreement. Bruce Colton made a motion to approve an ANR plan for 756 Longmeadow Street submitted by Gregory and Marie Blackman dated February 2005 and amended July 2005 to label Parcel A "not a new building lot". Walter Gunn seconded the motion; it was approved 5-0.

Mr. Eckman stated that he would like to schedule a public hearing to submit his plans. He would like to combine site and design and subdivision applications. Walter Gunn stated that he would like a formal letter requesting to combine site and design and subdivision applications.

GMAC CARLSON REAL ESTATE 688 BLISS ROAD, LONGMEADOW SHOPS --
Steven Walker, Longmeadow Shops, Brian Barrett, GMAC Carlson Real Estate, and Penny Pepin, GMAC Carlson Real Estate, Longmeadow office came before the Planning Board. They came to the Planning Board with a request for three small awnings with

Carlson Real Estate lettering instead of a blade sign. The lettering on the awning would be 5 ¾" in height. A sunbrella cloth material would be used. Bruce Colton stated that the by-laws allow one primary sign or one awning sign or one sign and one blade sign. The applicants would have to go through the ZBA for a variance. GMAC agreed to withdraw their application with the Planning Board and resubmit an application with the ZBA for a variance.

RICHARD & DAVID KANE, ATTORNEY GUY BEACOM, RE: 1657

LONGMEADOW STREET, came before the Planning Board with an ANR plan request for 1657 Longmeadow Street, Longmeadow, MA. The property at 1657 Longmeadow Street was owned by a Mr. Potito, who is deceased, and was sold to the Kane's. Walter Gunn explained to the petitioners that in order to obtain an ANR plan approval, Knox Street should be an existing paved street in order to be under consideration for ANR approval. Knox Street is now a "paper street". It was suggested that Attorney Beacom and his clients contact the Town Engineer for guidance, what are the minimum requirements. The Planning Board will also consult with Town Counsel regarding requirements of a "paper street", connections of water and sewer, and the ANR application. Attorney Beacom agreed with the Planning Board's suggestions to speak with the Town Engineer.

BOMBAY COMPANY, 724 BLISS ROAD, LONGMEADOW SHOPS,

LONGMEADOW, MA – RE: REQUEST FOR SIGNAGE – Andrew Serrato, Serrato Sign Company, Worcester, MA was hired by Triangle Sign and Service Company to provide signs at Bombay Company store, 724 Bliss Road, Longmeadow Shops, Longmeadow, MA. The sign includes one set of individual halo lit channel letters height and length 12 – 13 square feet. The letters are gloss back in color (day time) and night lights are white back lit. A blade sign is also proposed. The background is "Always Almond", "Bombay" and "logo" are bronze. The blade sign is non-illuminated. The petitioner is requesting vinyl lettering on the glass door front and windows. They are also requesting a "customer pick-up" sign at the rear door area for customer pick-up. Walter Gunn indicated that vinyl lettering would be allowed on the front door but not on all of the windows.

After discussion, Bruce Colton made a motion to Waive Site and Design Review for the sign submitted for the Bombay Store, 724 Bliss Road, by Triangle Sign and Service Company, dated April 29, 2005. Numbered sheets 2-8 with the exception of the eight (8) window decal signs shown on Page 7 and the customer pick-up signage on Page 8. Walter Gunn seconded the motion; it was approved 5-0.

CHANDLER AVENUE DEVELOPMENT -- Ronald Eckman appeared later in the evening at the Planning Board meeting to submit an application for approval of a definitive subdivision plan (Form C) for Chandler Avenue. Mr. Eckman submitted a letter requesting the Planning Board approve combining site and design and subdivision approval together at the same public hearing. He also presented a check for \$775 and seven copies of the site and design review application and definitive subdivision control plan for the project. These copies will be distributed to various Town Boards (Building

Department, Police and Fire Departments, Board of Health, Town Engineer, and Historic District) for their input and comment prior to a public hearing. A tentative public hearing date is scheduled for October 4, 2005 at 7:00 p.m. with a location to be determined.

MISCELLANEOUS

1. The next Regular meeting of the Planning Board will be on August 30, 2005 with a location to be determined.
2. Planning Board members discussed various proposed changes to the Town by-laws and subdivision by-laws.
3. **MINUTES** – Walter Gunn made a motion to approve the minutes of the May 26, 2005 meeting as written. Richard Curran seconded the motion; the minutes were approved 5-0. Roy Johansen made a motion to approve the minutes of the July 12, 2005 meeting as amended. Walter Gunn seconded the motion; the minutes were approved 5-0.

ADJOURNMENT – There being no further business, Walter Gunn made a motion to adjourn the meeting at 9:30 p.m. Roy Johansen seconded the motion; it was approved 5-0.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board