

Approved 11/2/2005

Town of Longmeadow
Planning Board
MINUTES
Of Regular Meeting
August 30, 2005

PRESENT: Chairperson Walter Gunn, Bruce Colton (arrived at 7:09 p.m.),
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 7:03 p.m. by Chairperson Walter Gunn. Mr. Gunn introduced all Planning Board members and their secretary to those persons in attendance.

APPROVAL OF MEETING MINUTES – Planning Board members reviewed the minutes of the August 3, 2005 meeting. After review, Roy Johansen made a motion to accept the minutes as written. Walter Gunn seconded the motion; the minutes were approved 5-0.

Walter Gunn made a motion to change the Public Hearing date from October 4, 2005 to September 29th at 7:00 p.m. due to a religious holiday, with a location to be determined. It was noted that a preferable location is the Community House. Roy Johansen seconded the motion; it was approved 5-0.

BOMBAY COMPANY, 724 BLISS ROAD, LONGMEADOW SHOPS, LONGMEADOW, MA – Steven Walker, Longmeadow Shops, representing Grove Capital came to the Planning Board for Bombay Company. He indicated that the doors were not approved on August 3, 2005. They would like to change the 36” door to a set of double doors, painted red. Mr. Walker reported per Mark Denver, that the parking pattern has been arranged for the flow of traffic and seems to be okay. After discussion, Walter Gunn made a motion to Waive Site and Design Review for alterations to the pick-up and delivery door of the rear of 724 Bliss Road for Bombay Company and associated informational sign for that location (Page 8 of plans). Louis Kornet seconded the motion; it was approved 5-0.

DISCUSSION OF VARIOUS PROPOSED CHANGES TO TOWN BY-LAWS & SUBDIVISION BY-LAWS -- The Planning Board members discussed exploring the possibility of conforming Town By-Laws to Massachusetts State By-Laws. One of the areas discussed was pre-existing non-conforming and non-conforming building lots and obtaining ZBA approval. These issues take a lot of the ZBA’s time. *Article IV, Section E-1A, Non-Conforming Buildings and Uses* under the Town of Longmeadow By-Laws is proposed to be amended as it relates to legislation from the state. Attorney Joel Bard is reviewing this legislation. The Planning Board will look at this article and review.

MISCELLANEOUS

1. Walter Gunn reported that the Longmeadow Homeowners' Association is appealing the Bay Path, Farmlea Road decision. There has been no feedback from Attorney Joel Bard with his opinion if this triggers Site and Design Review.
2. A meeting with the Select Board and Planning Board is scheduled for September 12, 2005. Attorney Bard is to be present at 6:30 p.m. with the Select Board for litigation issues. A regular meeting will begin at 7:00 p.m. There was discussion on scheduling arrangements and issues with regard to joint meetings with Select Board, Planning Board, and other Town Boards. Walter Gunn made a motion to post the meeting for September 12th to go into Executive Session at 6:30 p.m. Roy Johansen seconded the motion; it was approved 4-0 with one person abstaining.
3. Walter Gunn reported that there are no citizen petitions as yet for the Fall Town meeting.
4. Walter Gunn reported that a letter has been sent to Attorney Joel Bard questioning what the petitioners (Richard and David Kane) need to do -- what are the minimum requirements to submit an ANR plan. It was also reported that a judge's decision has been rendered in reference to Richard and David Kane's property at 1657 Longmeadow Street.
5. Louis Kornet reported that he has developed a "form" for subdivision control or procedural issues for the Planning Board to review. One of the instructions in this document requires a 45-day period to make comments, questions, etc. and send them back to the Planning Board for review. There was discussion on Planning Board procedural issues in order to streamline as well as standardize the application procedures for the Planning Board.

The next meeting of the Planning Board was originally scheduled for October 11, 2005 with a location to be determined. However, due to scheduling conflicts, the meeting was rescheduled to October 6th.

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

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board