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Town of Longmeadow
PLANNING BOARD
PUBLIC HEARING
August 31, 2004

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

A public hearing was held on August 31, 2004 on the Subdivision and Site and Design Proposal on property located at 154 Williams Street, owner Stephen Danalis. The public hearing was called to order by Bruce Colton, Chairperson, at 7:30 p.m. at the Longmeadow Community House. Mr. Colton indicated how the public hearing would take place. He stated that the petitioner would make a presentation outlining the plans. Questions and comments will follow by Planning Board members. The public will then be invited to ask questions or make comments. Mr. Colton also indicated that the Planning Board would not be making a decision on the proposal tonight. A 90-day time period is allowable for the Planning Board to render a decision.

Mr. Steven Letko, Baystate Environmental Consultants, Inc. made a presentation. He indicated that his client, Stephen Danalis, submitted a plan on July 3, 2004 (sic) (*actually July 6, 2004*). He briefly described the plan. They are proposing to subdivide land into four single-family lots. They are planning to install a road 500', 24' in width to access four single-family lots. Mr. Danalis' house would be taken out of its current location and placed on one of the four lots. They went to the Conservation Commission in January for approval. Comments on the proposal have been received from Doucet and Associates, Inc. Planning Board members have received copies of this report. Louis Kornet asked about a sidewalk and lighting plan for the project. Mr. Letko indicated that he would like to reserve the right to submit sidewalk and lighting plans after tonight's comments from the Planning Board and the public. James Rossling from Baystate Environmental Associates, Inc. indicated that comments would be addressed in the letter dated September 14, 2004 with the exception of Comments #6 and #11. Mr. Colton questioned whether a full definitive plan has been filed with the Planning Board. Attorney Joseph Pacella, who represents Mr. Danalis, feels that the public hearing should continue this evening as a result of those in attendance tonight. Bruce Colton questioned whether the petitioner would be willing to waive the requirement to hold a public hearing or agree to an increase of time and allow another hearing date. This would allow the petitioner to come back on a later date. Mr. Kornet stated that he would like to hear comments from the public tonight. He also stated that he has no problem with extending the time-line for a public hearing. Walter Gunn, Richard Curran, and Roy Johansen all agreed with allowing an increase of time for the petitioner.

Mr. Colton stated that one area that the Planning Board should consider is density. He stated that the subdivision might be more acceptable as a three-lot subdivision rather than

a four-lot subdivision. He indicated that this is a sensitive area based on the location of the subdivision and current homes in the area.

Mr. Johansen asked about the “grade” on the proposed road at the subdivision. What would the impact be for 26’ of road as well as two 5’ sidewalks? Mr. Rossling stated that the 26’ road and sidewalk would set into the area. The proposed roadway will be with the existing grade at Williams Street. The fill will elevate the road 2-3’ as the road progresses through Mr. Danalis’ property. Mr. Curran questioned whether the level of the houses changes. Mr. Rossling reported that this might be the individual owners option. Mr. Colton stated that while he would like to see a sidewalk on this proposed street, he doesn’t necessarily feel that two sidewalks are necessary. Mr. Curran asked about “run-off” and how it may impact an abutter. Mr. Rossling indicated that his firm has addressed this issue.

After a presentation by the petitioner and questions from the Planning Board, the meeting was opened for comments and questions from the public.

Thomas McCarthy – 58 Falmouth Road – He presented a formal letter to the Planning Board. He stated several violations in the project. He cited storm water issues, lighting, tree belt, building density, the Town Open Space Plan, erosion of the road, safety hazards, sight and sound buffers, habitat loss and adequate frontage. The neighbors feel that the storm water issue has not been fulfilled by the proposed plan. They would like the Town to hire a consultant to do a study. In regard to building density, a wooden area to building lots changes the characteristics of the Town. Mr. McCarthy stated that this particular lot was mentioned in the Town’s Open Space Plan. He stated that much of the wildlife that they enjoy would go elsewhere with the construction of this development. Sixty children walk to school in this area each day.

Jerry Plumb – Mr. Plumb is an attorney representing a number of abutters. He gave a history of Mr. Danalis’ proposal. Mr. Plumb stated that Mr. Danalis intended to put up something more offensive and it is presented this evening.

Resident residing at 15 Williams Court – He wanted to know what the value of the homes is, and how long it would take to build the homes. Mr. Pacella indicated that it would probably take a year to develop the area and road.

Dorothy Sullivan, 192 Williams Street – She stated that she has lived at this address for over 40 years. Over the years the traffic has become very dangerous for children. She feels that this project is offensive as well as cars that are parked in the petitioner’s yard.

Don Rogers, 140 Williams Street – Mr. Rogers had several questions and concerns. He stated that he is concerned about a road put on the boundary of his home. He stated that he has four pine trees on the border of his property. He stated that he does not want his trees to come down. He stated that he has a “pond” in his backyard when there is heavy rain. He would like someone to research this site regarding drainage.

Nicholas Katsoulis, 321 Ardsley Road – Questioned if the zoning change request was in regard to aesthetics. He felt that this project might help the tax base in Longmeadow. He stated that if Mr. Danalis has met the rules and regulations of the zoning bylaws, the proposal should be approved.

Bruce Colton explained the Site and Design Review procedure to the audience. The Planning Board can be more restrictive in order to retain the character of the Town.

Laurel Grow, 23 Falmouth Road – Ms. Grow questioned who would maintain the grassy area by the road. Mr. Colton replied – the homeowners would be responsible.

Vicki Shotland, 36 Falmouth Road -- Ms. Shotland asked if they were entitled to the reports from Doucet and Associates, Inc. Mr. Colton replied, yes.

John Bresnahan, 47 Falmouth Road – He had a question about the building envelope for the drainage calculations. He questioned where is the fill coming from. Mr. Pacella indicated that it would be purchased off-site. He questioned whether home design comes into play with this public hearing. Bruce Colton stated not for the house itself. The layout of the subdivision would be the concern of the Planning Board. Mr. Pacella, from Doucet and Associates indicated that a study was done by the engineering company at Mr. Danalis' expense.

Sherri Knight, 14 Falmouth Road – She spoke on the infiltration system and she is concerned about the potential size of the homes. She stated that she would like an independent engineer to do a study. She is concerned about pollutants and wet basements, safety, environmental, and health concerns. She feels that this would make a big difference in the project.

Kathy Berube, 74 Falmouth Road – She stated that she is a realtor and a resident. She indicated that this affects the values of the homes in the area even before construction takes place.

Mrs. Daniels, 22 Falmouth Road – She is concerned about the possibility to retain the trees by her home. This would affect run-off; it would not look good.

Anita Taylor, 56 Dartmouth Road – People moved to Longmeadow for many reasons. She feels it is important to protect the current residents of Town. Is one person more important than long time residents? Her children would like to see this project not to occur. Property values would go down.

Bruce Colton stated to the audience that the public hearing would adjourn later this evening after all persons have the opportunity to speak. A second hearing will occur with final plans forthcoming. Planning Board will send notice to the abutters and the newspaper.

Tom Caliento, 73 Falmouth Road – Please consider the elderly, length of construction, and the impact on the neighborhood.

Mr. Pacella would like a two-minute recess; it was allowed by Planning Board members.

Mr. Pacella stated that the petitioner appreciates the comments and concerns issued tonight. Mr. Danalis has a right to develop property on his land based on the Town by-laws. All issues will be addressed with the least effect to the neighbors.

After no further comments, Bruce Colton made a motion to adjourn the public hearing at 9:10 p.m. The motion was seconded by Walter Gunn and approved 5-0. Mr. Colton suggested not picking a meeting date for the continued public hearing until September 14, 2004. This date is the Planning Board's next monthly meeting. The Planning Board can review material in order to make a decision at the subsequent meeting.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board