

Town of Longmeadow  
Planning Board  
**MINUTES**  
Of Meeting Held  
September 12, 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 7:00 p.m. Mr. Gunn introduced Planning Board members and their secretary to everyone in attendance.

**JOHN MURPHY & TIM COTZ, RE: PARKING LOT EXPANSION PROPOSAL FOR GLENMEADOW, 24 TABOR CROSSING, LONGMEADOW** – John Murphy and Tim Cotz representing Glenmeadow came before the Planning Board with a proposal to add 20 parking spaces in the rear of the building off of Converse Street. The original plan called for parking along Converse Street; there is a long dingle between Glenmeadow and Genesis House. They are looking to put parking along the back lot (Knoll Road). It is not visible from Converse Street or Genesis. It is 215' long and goes 20' into the woods. Nineteen (19) trees would be taken down in order to create an additional 20 parking space. The goal is to move parking to the back of the building. Mr. Murphy and Mr. Cotz met with John Bresnahan, Conservation Commission, and Mark Denver, Building Inspector. They did not have any conservation issues but Mr. Bresnahan was requested to replace any trees that might be cut down as well as build up that area in order to avoid any further erosion. The parking spaces were not delineated on the plan; Walter Gunn asked that the parking spaces be delineated on the architectural plans. He also requested a letter from John Bresnahan, which would indicate that he and Mark Denver conducted a site review of the area and had no other issues or concerns. The applicants indicated that they will request such a letter.

After discussion, Walter Gunn made a motion to waive site and design review for the application for additional parking, the westerly side of Knoll Road on the Glenmeadow campus starting 40' from the cooling tower running 20' deep by 215' in the northerly direction as depicted on the site plan dated November 22, 1994 and revised September 12, 2006. The waiver is contingent upon receiving a letter of recommendation from the Conservation Commission which will be provided by the applicant to the Planning Board. Louis Kornet seconded the motion; it was approved 5-0. Walter Gunn will write and file the decision and submit it to the Town Clerk.

**PUBLIC HEARING:** A public hearing to consider a change to Article XI, Site and Design Review, Section C. APPLICABILITY of the Town of Longmeadow's by-laws began at 7:25 p.m. Walter Gunn read the legal notice for the record.

*“Notwithstanding anything contained in this By-Law to the contrary, no construction, exterior reconstruction or exterior alteration of a structure and no relocation or change in use of any building, structure or premises other than a single-family dwelling not within all residential Development shall be allowed until the provisions of this section of the By-Law, has been fulfilled. For purposes of this section of the By-Law, a Residential Development is any...”*

Bruce Colton explained the purpose of the by-law. This by-law removes the argument that site and design review does not apply for issuing a building permit. Bruce Colton feels that this change will reduce litigation and clarify the by-law.

Walter Gunn closed the public hearing at 7:45 p.m. There were no members from the public at the public hearing. Planning Board members discussed the proposed changes in the by-laws and made the following recommendations:

Bruce Colton made a motion to recommend the zoning by-law amendment by correcting the word “all” (line 4) to be replaced with “a”. Richard Curran seconded the motion. The Planning Board will write a letter to town counsel to recommend the by-law change within 21 days. It was approved 5-0. Bruce Colton stated that he would be willing to make the presentation of the by-law change at the town meeting when it is held in the fall (November 28, 2006).

### **NEW BUSINESS**


1. Louis Kornet reported that he had received an e-mail regarding the grant application from the Pioneer Valley Planning Commission (PVPC). The Planning Board has a \$5,000 commitment in hand; 100 hours of consultant work was offered by the PVPC to give technical assistance, particularly on by-law revisions. A formal notification of approval for the \$14,000 grant will be forthcoming in the very near future. A subcommittee meeting will also be set up by Mr. Kornet to discuss direction of this program.
2. Walter Gunn reported that Jim Toth was deposed by the Chandler Avenue attorneys for September 26, 2006.
3. There is a public hearing scheduled to rezone Lot #38 on Shaker Road at the Armata's Plaza as shown on the Hampden County Registry of Deeds Book of Plans 51, Page 89 from the residential to the business zone. The hearing will be held on Thursday, October 5, 2006 at 7:00 p.m. at the Longmeadow Fire Department Conference Room, Williams Street, Longmeadow, MA.
4. Minutes – The minutes of the August 1, 2006 meeting were reviewed. After review, Walter Gunn made a motion to accept the meeting minutes as revised. Bruce Colton seconded the motion; they were approved 4-0. Louis Kornet was not present at the August 1<sup>st</sup> meeting.

The minutes of the August 22, 2006 meeting were reviewed. After review, Walter Gunn made a motion to accept the meeting minutes as revised. Louis Kornet seconded the motion; they were approved 5-0.

Next Meeting: The next meeting will be held on October 5, 2006 at 7:00 p.m. at the Longmeadow Fire Department Conference Room. This meeting will also include a public hearing to consider rezoning Lot #38 on Shaker Road, Armata's Plaza from a residential to business zone.

There being no further business, Roy Johansen made a motion to adjourn the meeting. Lou Kornet seconded the motion; it was approved 5-0. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

  
Judy Downie, Secretary  
Longmeadow Planning Board