

Town of Longmeadow
Planning Board
MINUTES
OF Regular Meeting
September 14, 2004

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

The meeting was held at the School Committee Room, Longmeadow High School, 127 Grassy Gutter Road, Longmeadow, MA. The meeting was called to order at 7:30 p.m. by Chairperson Bruce Colton.

MR. KENT TALBOT, RE: ANR PLAN APPROVAL – Mr. Talbot submitted milar copies of an ANR (Approval Not Required) plan for his property on 15 Prynwood Road, Longmeadow, MA. He has the required street frontage and area as required under state law. The corridor in the plan is 32.5’.

After discussion, Bruce Colton made a motion to approve the ANR plan of Roger and Sandra Talbot, dated August 2004 creating two lots on the corner of Shaker and Prynwood Road. Richard Curran seconded the motion; and it was approved 5-0. All Planning Board members signed the milar copies of the ANR plan.

JEFFREY PECHULIS, JSP LAND DEVELOPMENT SERVICES, INC., REPORT ON TRAFFIC STUDY PLAN FOR BATH PATH COLLEGE – Jeffrey Pechulis, President of JSP Associates, gave a report on the traffic study done for Bay Path College. Mr. Pechulis reported that his analysis covers the following areas: 1.) Recommendations to address high speed, cut-through traffic from public parking area to the new North driveway into Parking Lots C & D; 2.) Capacity analysis of peak parking conditions during evening peak commuter traffic; and 3.) Examine access options at the proposed North driveway including: “enter only, exit only, elimination, relocation, or leaving it as it currently is today”.

In regard to Item #1, it was recommended that the last parking stall be developed into a chanelization island with curbing, wide enough for landscaping, elimination of the ~~North~~ Southerly most parking spot. It will create two new parking spaces. Also, widening of the proposed driveway proposed to be toward the South. In regard to *Capacity Analysis*, Mr. Pechulis took peak parking analysis figures on a Saturday afternoon and applied weekday evening peak periods with these figures (a hypothetical analysis). Mr. Pechulis took into account the enrollment of the school (300 residents, one-half have parking permits). He applied the distribution patterns of applied analysis, which is summarized in Table 1 of this report. In regard to the access options at the proposed North driveway, Mr. Pechulis stated that any queues stack up in this driveway. He feels that elimination does not make a lot of sense. Combing driveways provides a

little more control. Mr. Pechulis feels that this is a good location. Mr. Pechulis recommends keeping an eye on queues as they stack up.

Mr. Kornet had a question regarding capacity analysis. He asked if this was similar to existing conditions. Mr. Pechulis indicated that he was not sure; Bay Path may be better to answer that question. The signal timing on Bliss Road may be able to mitigate problems; there are other options as well. The impacts are based on the mainline drive (Longmeadow Street) and in the parking lots.

A question was asked what are Bay Path's peak times? The busiest time weekdays are 4:45 p.m. to 5:45 p.m. The combined North and South volume (North of Field Road) is 1,900 vehicles/hour.

After Mr. Pechulis' report, Bruce Colton indicated that Bay Path has proposed amendments to their plans. Mr. Pechulis also agreed to stay for this presentation and give his opinion of the analysis. Mr. Richard Klein presented an amendment to Bay Path's plans. He referred to the amount of intrusion on Arlington and Emerson Roads. They have brought back parking to the original lot lines thereby losing approximately 16 spaces. On Emerson Road, they are over the line by 7' but they have increased the depth of the backyards and have added a walkway between these roads. At Deepwoods Hall, the plan shows cars around Deepwoods. They are proposing closing the area between Blake and Deepwood to create a walkway and this will increase parking spaces. They raised a section of Lot A parking level about 3', widen lot, and put in a sidewalk on the lower level. They will put fencing and plantings along backyard lines of all properties. There are 515 spaces on this plan with a loss of 13 spaces.

Mr. Curran stated that he is very pleased to see the revisions and hopes that the revision addresses the Arlington Road Association concerns of encroachments to neighbors and the tree lines. Mr. Curran also stated that fencing is an issue on a safety standpoint. There should be a minimum 4' fence; Bay Path has not discussed a specific type of fencing with the Planning Board. Mr. Kornet asked how many spaces would be lost to totally bring back the lot lines. The response was that there would be a loss of 9 spaces. Mr. Colton questioned if you went over the line by the preschool, how many spaces would you lose? The response was that there would be a loss of 4 or 5 spaces. Mr. Gunn indicated that maybe the Town could address the two-way traffic against a one-way parking lot. Mr. Johansen feels that changes in the public parking lot would make it a safer location. Mr. Colton indicated that the Board would not vote tonight. The Planning Board will probably vote in early October. Mr. Gunn stated that Bay Path should try to eliminate 7' of encroachment on Arlington and Emerson Roads. Mr. Curran did not feel that this would make much difference to the project. He indicated that he likes the changes that have been made. Mr. Colton stated that if Bay Path could remove the encroachment that would be ideal but he feels that it is a greatly improved plan. Mr. Roberts indicated that Bay Path has not done lighting details; the next meeting will do all detailing. Mr. Colton opened the meeting for public comments.

Nancy Knaus, 113 Arlington Road – Ms. Knaus questioned if it is feasible to review the new design and make a presentation. She indicated that she was turned away from Town Hall and could not obtain a traffic study. The Planning Board gave Ms. Knaus a copy of the traffic study presented at tonight's meeting.

Mr. Colton reported that Town Counsel has recused himself. Attorney Aronson is covering for him. A question was raised, "Is a special permit required for parking spaces to place parking on public property?" Mr. Colton stated that Bay Path is a non-profit organization and does not need a special permit.

Dr. William Knaus – Dr. Knaus stated that he appreciates the Planning Board's efforts and they will look at the plan and make comments.

Diane Nadeau – She had a question on the Saturday traffic study. Mr. Peculis stated that his analysis assumed a worst-case scenario, a hypothetical situation. Students typically arrive at 8:00 a.m. on Saturdays; 12:00 Noon lunch; return 1:30 p.m., and remain on campus until 6:00 – 6:15 p.m.

There were no further comments from the public.

MISCELLANEOUS INFORMATION – The next Planning Board meeting will be held on October 6, 2004, with a location to be determined, 7:00 p.m. (note change in time). Mr. Stephen Danalis was present at tonight's meeting to set a date for a continuation of the Public Hearing. He presented copies of all revised plans (Baystate Engineering, Doucette and Associates). Copies of this information will be forwarded to Town Officials (Building Department, Police & Fire Departments, Health, and Engineering). October 12 was the date proposed for the Public Hearing. Notice will be served to the abutters. September 30, 2004: There will be a "walk-through" of property at 154 Williams Street at 6:00 p.m. A working meeting will follow at the Longmeadow Police Department (confirmation required) at 7:00 p.m. with no agenda.

APPROVAL OF MEETING MINUTES – The minutes of August 3, 2004 were reviewed by Planning Board members. After review, Bruce Colton made a motion to approve the minutes of August 3, 2004 as amended. Louis Kornet seconded the motion; and they were approved 5-0.

There being no further business, Bruce Colton made a motion to adjourn the meeting. Walter Gunn seconded the motion; and it was approved 5-0. The meeting adjourned at 10:25 p.m.

Respectfully submitted,

Judy Downie, Secretary
Longmeadow Planning Board