

**LONGMEADOW ZONING BOARD OF APPEALS**  
**Minutes of the June 6, 2006 hearing.**

**Wagner, Cropsey, Tognari, Farmlea Rd., continued petition, appeal of Building Commissioners decision, Petition #2006-10.**

This was continued to Aug. 1, 2006 hearing.

**Omnipoint-T-mobile, 260 Meadow Road, requesting to be allowed to put Cell Tower on property, Petition #2006-18.**

This petition was continued to the July 11, 2006 hearing.

**Allen, Lot 1 & 2 Dunn Road, continued petition requesting to be allowed to build home on lot, Petition #2005-29.**

This petition was continued to Aug. 1, 2006 hearing.

**Interfaith Homes/Emerson Manor, 114 Emerson Rd., requesting a Comprehensive Permit be granted to add addition buildings to property, Petition #2006-4.**

The applicant requested approval of a Comprehensive Permit under M.G.L. Chapter 40B, Sections 20-23 for the development of 10 additional units to the existing home and develop 21 additional units know as Phase II.

Phase One consist of renovations of fire detection system, call aid system, boiler & hot water heaters, new fire suppression system, storm water management, 10 additional two bedroom 2 baths apartments & existing maintenance room to become an exercise room.

Phase Two consist of the construction of twenty-one bedroom apartments with office space, a community dining room, community kitchen and a coin operated Laundromat. Parking will be provided with one space per unit. An outdoor patio off the dining area will be available seasonally and an elevator will be installed.

Prior to the hearing on March 14, 2006, the Applicant submitted a copy of the Project Eligibility/Site Approval Letter from the Commonwealth of Massachusetts Department of Housing and Community Development dated March 13, 2006, under the Housing Innovations Fund Program.

At the March 14, 2006 hearing it was noted that the Departments of Public Works, Health Director, Police Chief, Fire Chief, Conservation Commission and the Town Manager all wrote letters in favor the application. A presentation by representatives of the Applicant followed. The meeting was then opened to the public for comments. Residents living on Emerson Road and Cooley Drive spoke against the application by raising concerns which included but were not limited to the following areas, preservation of wetlands, preservation of open space, noise control, traffic and lighting. They also questioned the degree that the additional housing units would be made available to actual Longmeadow Residents.

They continued the hearing until April 4, 2006 where the Applicant submitted a site/lighting plan. Additional presentations by representatives of the Applicant included a detailed explanation of the traffic study. The Board also heard additional concerns raised by residents at the initial March 14, 2006 hearing. Some other concerns were raised relating to the Applicant's proposed landscaping plan for the project. The Applicants representatives address these concerns.

The meeting was continued to May 16, 2006 where it was noted that all discussions concerning the conditions of the permit, if granted, would be deferred until June 6, 2206 when the Town of Longmeadow's land use

Attorney, Jay Talerman would be present. Further comments of opposition by residents were noted. The Board considered all the residents objections, concerns and inquiries including but not limited to those relating to landscaping, drainage, lighting and other areas of concerns raised at the May 16, 2006 hearing and all of the other previous meetings and determined that the Applicant and its representatives had sufficiently addressed all concerns. The public comments portion of the hearing was closed at this time.

The meeting was continued to June 6, 2006. After discussions relating to proposed findings, conditions and waivers for inclusion in the comprehensive permit.

The public hearing was closed and the Board voted four in favor, none opposed, on a motion to approve the Comprehensive Permit Application which incorporates the waivers set forth in Exhibit A. This Comprehensive Permit grants all permissions necessary from any local Board, Commission or Department for the Project except for building permits and occupancy permits from the Building Department and the conditions set forth in the Decision.

Board Members Clark, Lavenburg, Ottani, Sirulnik are all voted in favor of the Petition.

Approved by Phil Clark 7/26/06