

**Planning Board  
Regular Meeting  
Wednesday October 5, 2011  
Police Station Community Room  
7:00 pm**

**At 7:02 pm the Public Hearing was called to order.**

***Present:*** Walter Gunn, Roy Johansen, Bruce Colton, Ken Taylor and Gerard Nolet

***Present at the meeting (as signed in):*** M. Gold Select Board; J. Martin, Mr. & Mrs. Leichthammer, M. Giampietro & K. Bourque Bay Path; M. Liu Berkshire Design Group; Mr. & Mrs. Bolduc and J. Locke.

***Bay Path College – 588 Longmeadow Street – Site and Design Review, Entrance Signage-*** A complete application was received on August 17, accepted on September 7, 2011 assigned case number: 20110907. Mr. Wrabel was available for comment and shared his concerns with the location of the replacement pier lighting being above the water main, there was no objection from the applicant to move the piers ten feet back, the new sign structure itself has been moved back to avoid the same problem. The applicant has provided an indemnification (license) letter stating that they will be responsible for all maintenance and possible repair of the structures that was accepted by the Town Manager. The applicant is seeking approval to construct a wall sign in the right of way and four piers / columns with lights (2 on each of the driveway locations) all column top lights to match the style of existing pole lights along sidewalk. Mr. Gunn shared a letter from the Historic District Commission supporting the project.

**Public Comment-** Mr. & Mrs. Leichthammer – 577 Longmeadow Street, spoke in favor of the sign.

Public Hearing was closed at 7:48pm.

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Police Station Community Room  
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7:48 pm The Regular Meeting was called to order.

**Present at the meeting-** Walter Gunn, Roy Johansen, Bruce Colton, Ken Taylor and Gerard Nolet

**Announcements-** Mr. Gunn will be attending the Select Board meeting on October 24, 2011, all board members are invited to attend and share any items to be discussed with Mr. Gunn.

Mrs. Bari Jarvis will be attending the November Planning Board meeting to share the open space plan.

**Scheduling of Public Hearings –** None this evening.

***ANR Applications*** – None this evening.

**Old Business**

1. ***Pride Gas Station 1730 & 1734 Longmeadow St. continue Site and Design Review Case number 20110601-1 - 8:30 pm*** - Mr. Nolet recused himself from the vote but was invited to share comment. Ms. Juliet Locke Certified Traffic Engineer, from Vanasse Hangen Brustlin, Inc. (VHB) was present at the meeting. She reviewed options for the instillation of the sidewalk as requested by the Board at the last meeting. Town Engineer, Mr. Lip concurs with option to continue the sidewalk along Longmeadow Street. Mr. Johansen suggested implementing the one way fueling procedure and measure the improvements made prior to increasing the size of the retail space and the installation of an additional fueling station. Currently, he feels strongly that the station as it is must improve the current conditions prior to expanding. He added Mr. Bolduc could come back before the Board in the spring to review the improvements. Mr. Bolduc then addressed some of the Board's concerns offering a condition that the permit restrict the addition of a Dunkin Donuts or Subway [food service facility] be added in the future. He stated that the fence was tapered per the request of the residents on South Street and the intercom has been turned down as well. He is also in the process of removing the LED (perceived neon) lights. He reviewed the proposed signs, after some discussion he agreed to change the free standing sign to 40 square feet instead of the proposed and existing 48 square feet. Mr. Johansen questioned the digital display sign expressing his concern with setting a precedent. The new building is a proposed 2,400 square feet. Mr. Johansen reiterated his point to improve the site without the addition of a pump and the expansion of the store but implementing the other improvements. Seeing as Mr. Johansen will not vote on the application as it is and Mr. Nolet has to recuse himself, the plan will not pass as presented. Mr. Bolduc offered to withdraw his application. Mr. Johansen stated that Mr. Bolduc has the ability to make improvements to the station without the addition of a pump and the expansion of the store. Mr. Bolduc stated executing partial plans has not been successful in the past, he feels it's all or nothing. Mr. Nolet, although recusing himself from the vote shared his opinion that by not approving the plan the Board would be doing the Town a disservice, the current condition of the station is a disaster. Mr. Bolduc withdrew his application.
2. ***Bay Path College – 588 Longmeadow Street – Site and Design Review, Entrance Signage- 7:59pm*** – Mr. Gunn made a motion to approve the entrance signs for Bay Path College at 588 Longmeadow Street per the plan submitted and assigned case number 20110907, on the following condition that the Town of Longmeadow issue a license for use and that the proposed light pillars are placed no less than 10 feet from the water main line. Mr. Johansen seconded the motion and it carried unanimously. Mr. Nolet voted in support of the project under the assumption that the Planning Board has the legal right to allow such a structure to be constructed on the tree belt. The applicant was advised of the twenty (20) day appeal period.
3. ***Danalis Subdivision, a/k/a Brook Haven Dr. now Eastham Lane - Update on subdivision landscaping installation – motion to release bonding relevant to landscaping- 9:50 pm***- Falmouth Road neighbors are satisfied with the screening per a letter received from Mr. Paone at 44 Falmouth Road. Members of the Planning Board have gone and viewed the planting as well. That being said Mr. Gunn made a motion to release the bond relevant to the landscaping. Mr. Nolet seconded the motion and the discussion continued. Mr. Johansen shared some concerns with the planting not being completed exactly as outlined at the last meeting, specifically the double rows and Mr. Colton concurred and added that it appears that he has not followed the original agreement to the note. A vote was called and carried 3:2; Mr. Johansen and Mr. Colton opposed.

***Longmeadow Shops- 682 Bliss Road, Site and Design, change of use (retail to restaurant) and new addition to Spa on the Green 776 Longmeadow Street – Parking Issues - 8:06pm – 20111005***

Steve Walker – owner of Longmeadow Shops was present, provided the Board with a complete application and fee for both projects. The Planning Board determined that a special permit is not required therefor the application is a request for a waiver of Site and Design. The applicant is proposing a 1,000 square foot expansion to Longmeadow Shops to include an outside patio for a new restaurant in the former location of Blockbuster. Mr. Gunn received from Mr. Walker the decision from ZBA regarding the special permit for additional parking. After reviewing the plan and some discussion regarding Mr. Johansen concerns with the increase in delivery and trash trucks and the effect on abutters, Mr. Gunn made a motion to approve the application to waive Site and Design for the Longmeadow Shops 682 Bliss Road for a 1,000 square foot addition including three (3) food coolers, an outside patio and the sign per the plan submitted and numbered 20111003 and change of use from retail to restaurant. Mr. Nolet seconded the motion and it carried unanimously.

**Acceptance of Minutes:** *August 3, 2011 regular meeting – voting: Gunn, Taylor, Nolet* Mr. Gunn made a motion to accept the August 3, 2011 Regular Meeting Minutes as presented. Mr. Nolet seconded the motion and it carried 4:0:1; Mr. Johansen abstained.

*September 7, 2011 Regular Meeting- voting: Gunn, Taylor, Colton, Johansen*

Mr. Gunn made a motion to accept the September 7, 2011 Regular Meeting Minutes as presented. Mr. Johansen seconded the motion and it carried 4:0:1, Mr. Nolet abstained.

**Correspondence-** None this evening.

**CPA Update-** None this evening.

**PVPC Update –** None this evening.

**Planning Board Reports –** None this evening.

Mr. Gunn made a motion to adjourn the meeting. Mr. Nolet seconded the motion and it carried 5:0; The Regular Meeting was adjourned at 10:04pm.

Respectfully Submitted,  
Stacy Wieners  
Recording Secretary