

**Planning Board
Regular Meeting Minutes
Wednesday September 1, 2010
Police Station Community Meeting Room
7:00 pm**

Chair Person Walter Gunn called the meeting to order at 7:03 pm.

Present at the meeting- Walter Gunn, Bruce Colton, Gerard Nolet.

Absent - Ken Taylor, Roy Johansen and Recording Secretary Stacy Wieners

Also Present at the meeting: Albert Whiting

Announcements- July 7th minutes not posted on town website

Scheduling of Public Hearings - October 6, 2010, Longmeadow Police Community Room. Hearing for the proposed zoning by-law amendment to allow large scale solar photovoltaic installations in the Agricultural Zone.

ANR Applications - None this evening.

Acceptance of Minutes: 7:04pm

- ♦ Mr. Gunn made a motion to accept the August 4, 2010, Regular Meeting Minutes as presented. Mr. Colton seconded the motion and it carried 3:0.

Visitor Comment/Question Period – None this evening.

Old Business

Zoning By-Law Change – Permitted Use of Solar Facilities in the Agricultural Zone –
Walter Gunn presented a copy of the Commonwealth's September, 2009 Department of Energy Resources Model Solar Installation By-law to become the template for the Board's Proposed Article IV Section C.9. zoning by-law amendment. After reviewing the document with Board input, a motion was made to adopt the by-law as modified (a copy attached hereafter) and submit it for inclusion in the October 26th Fall Special Town Meeting warrant. The motion was seconded by Jerry Nolet and carried 3:0.

A Public Hearing Date to present the proposed zoning by-law amendment was set for October 6th at 7:00 PM.

New Business

- ***Mobil – 773 Maple Rd. Proposed signage*** – Mr. Albert Whiting of Ready Imaging, representing the Mobil Station presented a sign plan dated 6-2-08 and revised 8-14-08. Regardless of previous approvals, the Building Commissioner and Sign Enforcement Officer has determined all previous approvals have expired as no action was taken on these plans within the permitted 2 year window. Thus the applicant has returned before this Board. Noting that the plan submitted had more signs than are permitted by law, the following motion was made:

- 1) The Existing free standing pylon sign may be updated with an illuminated, back lit sign face. Dimensions of the sign are to remain the same. The applicant agrees to withdraw a request for implementing the pylon sign as shown in the plan.
- 2) Canopy sign: One sign labeled “Mobil” will be permitted on one of the canopy’s fascia, at the discretion of the applicant
- 3) The existing “Pegasus” logo on the building is to be removed.
- 4) Non-illuminated Blue Band on the 2 canopy fascias is permitted.

The motion was seconded by Bruce Colton. Being no further discussion, the motion carried 3:0. The applicant was notified of the 20 day appeal period. A copy of this decision to be filed with the Building Commissioner.

Correspondence- Email from Bobby Barkett to schedule informal meeting with architects for new High School

CPA Update – None this evening.

PVPC Update — None this evening.

Planning Board Reports – None this evening.

Mr. Gunn made a motion to adjourn the Regular Meeting. The motion was seconded and approved 3:0. The meeting was adjourned at 8:45 pm.

Respectfully Submitted,
Walter Gunn