

**Planning Board  
Minutes  
PUBLIC HEARING  
Community House  
735 Longmeadow Street  
Tuesday, January 9, 2007**

**Present at the meeting:** Walter Gunn, Bruce Colton, Louis Kornet and Roy Johansen.

**Also Present at the meeting (as signed in):** Recording Secretary Stacy Wieners; C. Saltzman, Z. Mirkin, N. Katsoulis, J. LeBeau, R. Mathur, Congregation Beth Israel S. Nison and M. McAuliffe Springfield Republican.

**7:07 pm** - Chair Person Walter Gunn called the meeting to order and opened the Public Hearing for case number 20061109; for a project which includes the construction of an 11,750 square foot, one-story professional/medical building along with associated parking, landscaping and drainage infrastructure. Part of the project includes the widening of Dwight Street on the west side to allow for an exclusive left turning lane into the site from northbound traffic on Dwight road.

Mr. Jeffrey LeBeau Jr., a Project Engineer from Baystate Environmental Consultants, reviewed the plans for the project in great detail. The exit was redesigned to address some concerns Officer Mike Kirby expressed at a meeting earlier in the week regarding a left hand turn out of the parking lot. The design now includes a traffic island guiding patrons to a right turn only lane as well as a gate that will be closed during peak hours (7:00 am – 9:00 am and 3:00 pm – 6:00 pm) not allowing left hand turns at those times and forcing patrons to take a right turn only. This solution was acceptable to Officer Kirby.

Mr. Douglas C. Goodman, Architect from Reinhardt Associates, reviewed the architectural designs in great detail with the Planning Board.

Mr. Rajat Mathur, a Consulting Engineer from Purcell Associates, reviewed the traffic portion of the project with the Planning Board.

Mr. Mike Wrabel, Director of Public Works, shared his concerns with the maintenance of the drainage system. He has no concerns with the current design of the system itself. The owners of the property (who will also be tenants) have every intention of maintaining the system every five years. It would be in their best interest to do so according to Mr. LeBeau, as blocked systems would cause water back ups and flooding on neighboring lots and their parking lot. Mr. Wrabel also had a concern with the type of curbing in the original plans. The plans were redesigned to include Cape Cod Curbing, this was acceptable to everyone.

Planning Board Member Roy Johansen had a concern with the proposed gate. He wanted to be sure that if the gate should break, the Town would not be responsible for repairs. He wanted to be sure that the building owners would maintain and ensure that the gate is in working order at all times. Chair Person Walter Gunn will check with Town Counsel to see if that wording can be included in the Site and Design contract. Mr. Johansen also had a suggestion regarding extending the left turn lane and creating an area where cars can pull left out of the lot safely and wait for a gap

in traffic to merge. Mr. Mathur from Purcell Associates will conduct a study to see if there is enough room for such an area and to see if it would conform to Federal Highway Standards. There was no opposition to Purcell Associates conducting the study.

At this point Chair Person Walter Gunn opened the meeting for public comment. Mr. Nick Katsoulis, a member of the Capital Planning Committee, believes that given the current condition of the Town, a project such as this will only be a benefit in the long run. He noted that the presenters met all conditions and requirements; and hopes the Planning Board will do everything it can to move the process along.

Chair Person Walter Gunn called to continue the Public Hearing on January 25, 2007 at 7:00pm at the Police Station Community Room. The meeting was adjourned at 8:58 pm.

Respectfully Submitted

Stacy Wieners  
Recording Secretary