

Approved 11/2/2005

Town of Longmeadow  
Planning Board  
**MINUTES**  
Of Meeting Held  
October 6, 2005

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

A meeting was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA. Walter Gunn opened the meeting at 7:33 p.m. Mr. Gunn indicated that the purpose of this meeting is for a continuation of the Public Hearing on the subdivision and site and design review for Chandler Avenue. This is also a regularly scheduled Planning Board meeting and the posted agenda will be moved out of the order in which it was written. Mr. Gunn introduced Planning Board members and their secretary to everyone in attendance. Mr. Gunn also explained the ground rules of the meeting. Mr. Gunn indicated that Robert Danio, Chief, Longmeadow Police Department, Eric Madison, Chief, Longmeadow Fire Department, and Jim Toth, Regional Engineer will be presenting information at tonight's meeting.

**BAY PATH COLLEGE** – Representatives from Bay Path College submitted seven copies, a Site and Design Review application for Carr Hall. These plans are for interior changes. This topic will be continued until the next meeting, October 20<sup>th</sup> with a location to be determined.

**CONTINUATION OF PUBLIC HEARING ON THE SUBDIVISION AND SITE & DESIGN REVIEW FOR CHANDLER AVENUE** – Gary Weiner, Engineer from Eco-Tech., indicated that he had submitted a response on issues raised by Jim Toth at last week's public hearing. He went over each item in the plan section by section. There is no formal lighting plan to be presented to the Planning Board at this time. However, he has provided a copy of the proposed lights to the Planning Board. The applicant feels that they have designed a storm water system that can stand alone. However, they are willing to work with the DPW director to develop a more suitable proposal, if desired. The developer has requested a waiver of the traffic study requirement. The historical district information was added, a Cape Cod berm at the end of Chandler Avenue (Spa on the Green location) is proposed. A request for approval from the DPW is required.

Jim Toth, Regional Engineer from Franklin County, presented his findings. He indicated that a considerable effort has been made by the applicant. The following comments were made by Mr. Toth: Lot A is designated as a reserve strip is that in the public interest? Waiver requests should be in a single document. He has not worked out for accuracy the calculations for inlets for the catch basins. He could not find telephone and electric power references. He recommended that the Planning Board should coordinate with the Select Board the approval of lighting issues. What is the role of the Property Owners'

Association for ongoing responsibilities? The location of proposed drive-ways should be shown. There was no ground water or flow analysis provided. All buildings of historical significance were not shown on the plan. I.E., inventory of historic structures. What are the effects on parking at the Spa on the Green? There are no specific requirements on trees. He has a preference of cross hashing on snow removal activities on a cul-de-sac. The DPW still would require the use of dual sewage pumps. Mr. Gunn indicated that he will put all information, comments, and correspondence on the Town of Longmeadow's website. Planning Board members stated that they would like to work with the engineers on the proposed plan. Eric Madison, Chief of the Longmeadow Fire Department, went over his report to the Planning Board. Chief Madison recommended the installation of one additional hydrant, located approximately 50' from Longmeadow Street. The water system size and flow must be capable of supplying a minimum 360 gallons per minute for each 1,000 square feet on the largest building to be constructed. In regard to access for emergency vehicles, the Massachusetts Fire Prevention Regulations require a minimum fire lane for access and fire operations to be 18'. An additional 8'-16' would be necessary if parking was allowed on one or both sides of the street. There were no provisions noted for a secondary emergency access. Chief Madison indicated that if the project were approved, he would request the installation of residential fire sprinklers in the homes in accordance with the Massachusetts Building Regulations. Mr. Kornet asked about the percentage of grade of the road and how well emergency vehicles would access the development. Chief Madison stated that it is out of his area of expertise and he would refer to the DPW director's advice and expertise. Mr. Curran had a concern about the houses at the end of the cu-de-sac and the use of sprinklers for fire emergencies and a secondary access for emergency situations.

The public was invited to speak on the issues.

1. Michael Caronna – Mr. Caronna spoke about winter conditions on Chandler Avenue, the width of the road, and the difficulty of vehicles maneuvering on the street now and definitely after the development is completed with the steep grade of the road.
2. Susan Baker – Ms. Baker commented on access on Chandler Avenue at the present time.
3. Diane Nadeau – Ms. Nadeau questioned the Fire Chief as to if the fire trucks had full access to get their vehicles around the proposed cul-de-sac. The answer was that the fire department needs a particular radius to get around the cul-de-sac.
4. Bradford Gill, 808 Longmeadow Street – Mr. Gill voiced his concerns on the following areas – erosion control plan, eminent domain issues, and the water flow rate.
5. Sheri Knight, Conservation Commission Member – They have not received copies of the plans and they would like to receive a copy and review the plans submitted.

6. Clare Cummings, 19 Chandler Avenue – Mrs. Cummings had a question of eminent domain. The contractors will trespass on their property. They are taking away their quality of life.
7. Attorney Geoffion – No one is taking anything by eminent domain; they are trying to work with the abutters. They would rather not put in a sidewalk but they are required to do so.
8. Police Chief Robert Danio – Chief Danio stated that he went over safety issues with Officer Michael Kirby at length. They considered both the old and proposed new areas of the Chandler Avenue site. If a total parking ban was required on the road, they feel that it would be less intrusive than it is now. Mr. Gunn asked Chief Danio if he felt that a traffic study should be done. Chief Danio stated that he did not feel that a traffic study was necessary based on a total “no parking” requirement on the old portion of Chandler Avenue. Mr. Gunn also asked the Chief his opinion on the Cape Cod berm. He stated that he would have to research that particular type of curbing; he is not familiar with that type of curbing. There was more discussion on the Cape Cod berm at the Spa on the Green. When a Planning Board member asked about its desirability, Jim Toth indicated that this type of curbing is sometimes desirable to delineate the roadway, cars can drive on it, and it can channel water. Mr. Curran voiced a concern about a vehicle on the road “jumping a curb” at the Cape Cod berm. Attorney Geoffion stated that the Cape Cod berm was proposed to control parking at the Spa on the Green. They (developer) have no problem with putting in whatever curbing the Town would like.
9. Mark Jackowitz – He questioned the opinion that no traffic study was needed. He felt that there would be a definite increase in traffic with six new homes built.
10. Susan Baker – She mentioned the number of children who could conceivably be living in these new homes.

There were several other comments about the need for a traffic study and street width. Due to other agenda items, the public hearing was closed and will be continued on October 20<sup>th</sup> with a location to be determined.

**ANR REQUEST – KANE FAMILY, 1657 LONGMEADOW STREET & KNOX STREET** -- An ANR request for a two lot subdivision at 1657 Longmeadow Street and Knox Street, a paper street has been proposed. Richard and David Kane wants to subdivide this property into two lots. The question that the Planning Board had to decide – is it an ANR plan. Counsel had advised the Planning Board that it was not. The second issue is does it have adequate frontage on both lots. After speaking with Town Counsel, it was determined that the frontage on Longmeadow Street has insufficient frontage for a lot and would not qualify as an ANR plan. The primary issue is the frontage on Longmeadow Street. After discussion, Walter Gunn made a motion to vote on approving

an ANR plan submitted by Richard J. Kane, David Kane, and David McGibbon with the plan of the land encompassing Longmeadow Street and Knox Street dated August 2005. Bruce Colton seconded the motion. The Planning Board members voted 5-0 to deny the plan. The petitioner has 21 days to appeal.

**ANR REQUEST – LONGVIEW DRIVE** – An ANR request application for Longview Drive subdivision of Lots 81/84 was presented to the Planning Board. The plan was dated at Town Hall October 5, 2005; the Planning Board has 21 days to vote on the plan. They want to create two lots. Walter Gunn will consult with Town Counsel about this ANR request. After discussion, Walter Gunn stated that contingent on a 4-1 vote, the decision on the ANR plan request will be continued until October 20<sup>th</sup>.

**REQUEST FOR SIGN CHANGE APPROVAL AT CITIZENS BANK, 398 LONGMEADOW STREET** – Heather Hopkins Dudko, sign permit consultant, came before the Planning Board for a sign change proposal at Citizens Bank, 398 Longmeadow Street. The only change is a new logo in the existing sign box, 36” X 125”. There are no structural changes. There are no changes in dimensions, colors, or lettering. After review, Bruce Colton made a motion to Waive Site and Design Review for the Citizens Bank sign at 398 Longmeadow Street as shown on the color photo plans dated September 6, 2005. Walter Gunn seconded the motion; it was approved 5-0.

**LONGMEADOW PUBLIC SCHOOLS – RE: LIGHTING OF PLAYING FIELDS AT LONGMEADOW HIGH SCHOOL** – John Dowd, representing Longmeadow Youth Football, is proposing to put lights on the lower practice field that abuts Williams Street. Longmeadow Youth Football is donating the lights. Mr. Dowd gave an overview of the football program. With an increasing number of children, the children are on the lower portion of the field, too. They are proposing two 20’ poles with a 300 watt high pressure sodium light mounted on top. Installation requires the following additional items: cut and patch sidewalk outside concession stand, pipe 1” PVC conduit from each pole to concession stand to two 20 amp circuit breakers to be installed in existing panel. Two 16” round concrete pads will be poured to support each pole. Each light fixture would draw 9.5 amps. Each pole will have a keyed toggle switch mounted at 5’ level. The lights will face Longmeadow High School – not facing Williams Street. They have received approval from the Longmeadow School Committee. At this time they are using portable generator lights. The lights would be on during practices Tuesday, Wednesday and Thursday nights from 5:30 – 7:30 p.m. primarily during the month of October. Adult members of the Youth Football league have keys for the lights. There were no other public comments.

After review, Bruce Colton made a motion to Waive Site and Design Review for the Longmeadow Youth Football League plan dated August 31, 2005 on the R.F.L. Electric stationary estimate. Richard Curran seconded the motion; it was approved 5-0.

**HU KE LAU RESTAURANT, 827 WILLIAMS STREET, RE: ALTERATIONS & REFACING TO EXISTING SIGN** – A representative from Agnoli Sign Company came before the Planning Board with a request for alterations to the existing signage at the Hu

Ke Lau Restaurant, 827 Williams Street, Longmeadow. The proposal is for internally illuminated reverse channel lit letters pinned out from sign cabinet, "Hu Ke Lau", only. The sign size and other elements of the sign colors and lettering will be the same. After review, Walter Gunn made a motion to Waive Site and Design Review for the Hu Ke Lau Restaurant sign face replacements submitted and dated March 11, 2003 for 827 Williams Street, Longmeadow, MA. Bruce Colton seconded the motion; it was approved 5-0.

**EXECUTIVE SESSION** – Walter Gunn made a motion to go into Executive Session. Bruce Colton seconded the motion. On a roll call vote, Roy Johansen, Louis Kornet, Richard Curran, Walter Gunn and Bruce Colton voted "yes" to go into Executive Session. The Planning Board will not reconvene.

Walter Gunn made a motion to leave Executive Session. Richard Curran seconded the motion; it was approved 5-0. Executive Session was adjourned at 9:55 p.m.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board