

Town of Longmeadow  
PLANNING BOARD  
**MINUTES**  
Of Public Hearing  
**March 22, 2006**

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

**ABSENT:** Walter Gunn

A meeting of the Longmeadow Planning Board was held at the Longmeadow Community House, 735 Longmeadow Street, Longmeadow, MA. Bruce Colton opened the Public Hearing at 7:00 p.m.

Bruce Colton made a motion to go into Executive Session at 7:10 p.m. to discuss litigation issues.

The Public Hearing resumed at 7:20 p.m. as the petitioner was present. A proposed by-law was introduced by the petitioner to abolish Section I of Article VI, "CHANGE TO GIVE UNIFORMITY". Thomas Connor is the petitioner of the bill. Mr. Connor indicated that particular article had an effect on the building lot and his family on Meadow Road. He explained that the lot in question is 67 ½' X 100' and is a non-buildable lot. A family owned the property in 1953; it is now a grandfathered lot. It is a very vague article. Mr. Connor went to the Longmeadow Homeowner's Association to get other petitioners to sign. Mr. Connor stated that the ZBA used this particular ruling to deem it a buildable lot. Mr. Connor showed a copy of the court decision to the Planning Board members; the court ruled in ZBA's favor. The purpose of the proposal is to not allow the ZBA such broad latitude as well as not have other residents have houses built in "double lots" or in other areas in town in various locations.

A second petition was in regard to swimming pools and special permits granting the placement of swimming pools on property. Bruce Colton read into the record to see if the Town will add text on Section B, Article VI – Area Regulations Concerning Swimming Pools. Mr. Colton stated that the petitioner seems to quote the wrong section and article. Planning Board members decided to ask Town Counsel if this would be a "fatal flaw" to be considered for revision at Town meeting. There was no one at the meeting to speak for or against this petition at the public hearing.

Bruce Colton made a motion to close the public hearing on the two proposed by-law changes. Roy Johansen seconded the motion; it was approved 4-0. The Planning Board decided to vote at a later time their recommendations on the proposal.

Bruce Colton made a motion at 7:42 p.m. to go into Executive Session to discuss pending litigation. Louis Kornet seconded the motion; it was approved 4-0. Bruce Colton made a

motion to go out of Executive Session at 8:45 p.m. Louis Kornet seconded the motion; it was approved 4-0.

Respectfully submitted,

Judy Downie, Secretary  
Longmeadow Planning Board