

**Planning Board
Minutes
Police Station Community Meeting Room
32 Williams Street
Thursday June 7, 2007**

Chair Person Walter Gunn opened the regular meeting at 7:05 pm.

Present at the meeting: Walter Gunn, Christine Nuger, Roy Johansen, Bruce Colton and Recording Secretary Stacy Wieners.

Also Present at Meeting (as signed in): L. Carfora Willie Ross School; W. LaMontagne; Select Board Persons Kathleen Grady and Paul Santaniello.

Absent: Louis Kornet- Planning Board Member Louis Kornet was representing Longmeadow at the Pioneer Valley Planning Commission Annual Meeting.

Announcements:

- Chair Person Walter Gunn announced that the Town's Bylaws and Zoning Bylaws have been updated and distributed to Department Heads and Chair Persons.
- The Town Election is June 12, 2007.
- The case against the Planning Board by the Kane's has been dismissed as of May 25, 2007.

7:10 pm Acceptance of Minutes:

- Chair Person Walter Gunn made a motion to accept the May 3, 2007 Regular Meeting minutes as presented. Planning Board Member Roy Johansen seconded the motion. Chair Person Walter Gunn called a vote and the motion passed 4:0.
- Chair Person Walter Gunn made a motion to accept the May 23, 2007 Executive Session Meeting Minutes with one correction. Planning Board Member Roy Johansen seconded the motion. Chair Person Walter Gunn called a vote and the motion passed 3:0.

Visitor Comment/Question Period – None at this time.

7:13 pm William LaMontagne – ATM Request – Mr. William LaMontagne, of Great Northern Reality Partners, informally addressed the Planning Board regarding a proposal for free standing ATM in the parking lot at Armata's.

7:41 pm – Willie Ross School – Case Number 20070607 – Ms. Linda Carfora, Director of the Longmeadow Campus for the Willie Ross School, requested the addition of several signs on the schools doors and buildings. They have been having problems with delivery personnel entering classrooms by accident. She feels that adding proper signage, this problem will be solved and the students will no longer be frightened when a strange man attempts to enter their building. Planning Board Member Bruce Colton requires more pictures detailing the layout and location as well as size of the signs and size of the lettering. Planning Board Member Christine Nuger agrees. Ms. Carfora will attend the next meeting and provide pictures and samples for the Planning Board. Chair Person Walter Gunn

suggested that the Site and Design Review checklist outlines parameters so that applicants are better prepared with information the Board requires making decisions.

8:04 pm Attorney Scibelli – Hampden Bank – Mr. William Marsh, Division Executive Retail Banking & Financial Services of Hampden Bank, and Craig Kaylor, General Counsel & Director of Compliance of Hampden Bank, informally addressed the Planning Board regarding a proposal for a branch bank location at 916 Shaker Road.

8:25 pm Select Board Members Kathleen Grady and Paul Santaniello – Discussion

Longmeadow's Long Range Plan – Select Person Paul Santaniello informed the Planning Board of the Energy Task Force that is currently researching alternative sources of energy for Longmeadow. Select Person Paul Santaniello wanted to discuss better uses for the land in Town. It is his goal to be pro-active rather than reactive when it comes to land use issues or options. He also believes that the Conservation Commission needs to be involved in future conversations. Select Person Kathleen Grady shared her vision of building more around the center of Town and creating a little village centre. Chair Person Walter Gunn suggested creating an inventory of current Town land and moving forward from there. Planning Board Member Roy Johansen stated that the Town has to have enough forethought to change zoning now to anticipate future building requests. This way Longmeadow will be proactive instead of dealing with zoning requests on a case by case basis. Select Person Kathleen Grady shared her concerns with the number of “accessory apartments” in Town and questioned if there was a way to tax them accordingly. After much discussion everyone agreed that the first step is to identify and inventory properties in Town, determine zoning restrictions and any limitations on each parcel. (i.e.: conservation, deeded, park land). Everyone also agreed that a Planner is essential to handle the scope of work involved. This group will meet again in July to share any updates and continue the discussion.

9:10 pm Correspondence-

- Chair Person Walter Gunn noted an email received from Rebecca Townsend regarding requiring new developers, or as part of site and design review; have renewable energy elements in the plan.
- Chair Person Walter Gunn shared responses from Mark Denver, Building Commissioner, concerning several letters reporting abuses of the by-laws of Longmeadow.
 - Letters sent to R. E. LaPlante Construction regarding his signs. (12/06, 6/07)
 - Both signs were removed and replaced with valid size signs.
 - Letter sent to residence regarding stockade fencing on Williams Street.
 - Fence in front of the porch will be lowered to 5' high; all other fencing was rotting and was grandfathered.
 - Letter sent to Grande Meadow Tennis & Health Club regarding several violations.
 - Mr. Shapiro has had recent hip replacement surgery and has been hard to contact. The signs were removed after the letter was received and he was allowed fourteen days to take care of the other violations.
 - Request to investigate overnight parking of commercial vehicles at 79 Hillcrest Ave.
 - Individuals have been residents for over thirty years and the cars are seldom there.
- Chair Person Walter Gunn shared a letter to the Kane's that the appeal period has ended and they now have the right to demolish and rebuild their property with the right permits from Mark Denver, Building Commissioner

Planning Board Reports- Planning Board Member Bruce Colton mentioned an article in the Sunday Republican concerning R.E. LaPlante Construction. A letter will be sent to R.E. LaPlante Construction, reminding the company that any changes to the lot lines in original ANR plans approved by the Planning Board must be filed with, and approved by, the Planning Board before any sale of land can take place.

Executive Session – None scheduled.

Planning Board Member Roy Johansen made a motion to adjourn the meeting. Chair Person Walter Gunn seconded the motion. Chair Person Walter Gunn called a vote and the motion carried unanimously. The meeting was adjourned at 9:20 pm.

Respectfully Submitted,

Stacy Wieners
Recording Secretary