

## **Planning Board – Regular Meeting**

Zoom Virtual Platform – [www.zoom.us](http://www.zoom.us), P: 646-558-8656, Meeting ID: 926 8863 9537, Password: 861675  
*Wednesday February 3<sup>rd</sup>, 2021 7:00 p.m.*

**Members Present:** Donald Holland, Chair; Walter Gunn, Clerk; Ken Taylor, Bruce Colton, Josh Levine.  
**Others Present:** Dave Marinelli, Dale Desmarais.

The *Planning Board Virtual Regular Meeting* was called to order at 7:03 p.m. by Chair Donald Holland.

### **Visitor Comments**

Dr. Marinelli believes tax-paying residents could benefit from allowing property owners proper time to rebuild after a catastrophic property loss. That said, he wishes to obtain information on the through process behind the two-year time frame mentioned in the proposed amendment to Zoning Bylaw Article IV, Section E, Sub-section 1(b) that will be in the upcoming 2021 Annual Town Meeting’s warrant. While various permits, such as a Building Permit or a Site & Design Review decision, have a two-year limit, Walter Gunn offered to request clarification from the Building Commissioner and Town Manager on the reason the proposed language targets this specific amount of time.

### **Sign Application – Brenda Cuoco Real Estate at Longmeadow Shops, 714 Bliss Rd., Case #20210203:**

Mr. Desmarais presented the following items:

1. The proposed façade sign is to be 16.5 sq. ft. (99” x 24”) and will be composed of pin-mounted black vinyl lettering with red and blue symbols on a Dibond base.
2. The proposed blade sign is to be a white 18” x 36” Dibond base with a printed logo to match the façade sign.

The blade sign drew attention for exceeding the maximum allowed are per town bylaws. Therefore, Walter Gunn made a motion, and was seconded by Ken Taylor, to approve the sign application for Brenda Cuoco Real Estate at the Longmeadow Shops (714 Bliss Road), case #20210203, on the condition that the applicant reduce the size of the blade sign to be a maximum of 3 sq. ft. with the length no longer than 4’. Roll call vote - Mr. Gunn: yes; Mr. Levine: yes; Mr. Taylor: yes; Mr. Colton: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

*Documents presented:*

1. *Complete Sign Application, including drawings for façade sign, blade sign and vinyl sign for door.*

### **Meeting Minutes Review:**

1. Public Hearing January 6<sup>th</sup>, 2021: Bruce Colton made a motion, which was seconded by Ken Taylor, to accept the minutes as presented. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion passed.
2. Regular Meeting January 6<sup>th</sup>, 2021: Bruce Colton made a motion, which was seconded by Ken Taylor, to accept the minutes as presented. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

### **Board Member Comments:**

1. Walter Gunn has engaged in communications between Colvest Group Attorney Jeffrey Roberts and Town Manager Lyn Simmons as Colvest Group is interested in pursuing a zone change petition for their property located at the corner of Redfern Dr. and Williams St. (former location of First Church of Christ, Scientists); Mr. Gunn reminded all parties that the appropriate course of action mirrors the Brewer Young Mansion project, which first requested the zoning change petition at a Town Meeting after collecting 10 signatures from residents that are also registered voters, followed by reviews from the Zoning Board of Appeals and Planning Board.
2. Mr. Gunn’s term expires in June 2021, he has obtained nomination papers to pursue a new term.

3. Governor Baker recently signed an act that substantially impacts the Massachusetts Zoning Act, with some of the changes focused on new definitions. A key new definition is the newly-added term “as of right”, which will now impact how municipalities interpret existing terms such as “accessory dwelling”; among other changes are the lower threshold for approving certain zoning code or bylaw amendments at town meetings.

Bruce Colton made a motion, and was seconded by Ken Taylor, to adjourn the meeting. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion passed and meeting was adjourned at 7:43pm.

Respectfully submitted,

*Bianca Damiano*