

Planning Board – Regular Meeting

Longmeadow High School, Meeting Room A15 – 535 Bliss Road, Longmeadow MA 01106

Wednesday May 4th, 2022 7:00 p.m.

Members Present: Donald Holland, Chair; Walter Gunn, Clerk; Cheryl Thibodeau, Bruce Colton, Chris Legiadre.

Members Absent: None.

Others Present: Assist. TM Corrin Meise-Munns, Kevin Morin, Allison Kone, Paul Smith.

The *Planning Board In-person Regular Meeting* was called to order at 7:04pm by Chair Donald Holland.

Meeting Minutes Review:

1. **Regular Meeting April 6th, 2022:** Cheryl Thibodeau made a motion, which was seconded by Chris Legiadre, to accept the minutes as presented. All in favor 5-0, motion passed.

ANR Application, 101 & 123 Englewood Rd. – David & Rebecca Sanger and Ruth Ebert - Case #20220504-1:

Back in 1990s the owners of these two properties filed an ANR plan to modify the abutting line in a way that wouldn't cross the dwelling unit at #123. Decades later, in 2019, both properties were under the same owner who filed another ANR plan to redistribute the land among both properties. During the sale of property #101 the 2019 ANR was inadvertently ignored despite being recorded at the County's Registry of Deeds and the sale was finalized with the boundaries as shown on the original, decades-old deed. However, during the recent sale proceedings for property #123 unearthed the 2019 ANR Plan and the discrepancy the two most recent deeds now show. The new owners chose to negotiate their boundaries and opted to use recently planted flower beds as reference for the new boundaries, hence the curvilinear design of the property line shared by both. Walter Gunn made a motion, and was seconded by Bruce Colton, to endorse the new ANR Plan for 101 and 123 Englewood Road dated April 21, 2022. All in favor 5-0, motion passed.

Site & Design Review, for Longmeadow Mall, LP at 793 Williams St. – Colebrook Management - Case #20220504-2:

In response to an accident that occurred in recent years where a storefront was struck by a vehicle, and with the intent of enhancing pedestrian safety as well as curb appeal, the owners of the Longmeadow Mall wish to make a site modification that entails creating new 6'-wide granite-curbed landscape beds, which will serve as buffer between the parking spaces' curb stops directly across the storefronts and the sidewalk. This new layout will reduce the travel lane to 51' in width and force the removal of one parking spot near the tenant "Michael Szwed Jewelers", however such loss will be compensated with the addition of two new parking spaces near the tenant "Meeting House" with a 27' travel lane on that side; this increases the overall number of parking spaces on the property by one and, as such, does not require a parking finding from the ZBA. An option of installing bollards in lieu of flower beds was discarded due to its lack of aesthetic appeal. Due to the minor impact of such site change, the applicant is kindly requesting a waiver of a Site and Design Review.

Walter Gunn made motion, and was seconded by Bruce Colton, to accept the application for 793 Williams Street to install new landscape beds in front of sidewalks along 793 and 805 Williams Street and approve a request for waiver of a Site & Design Review. All in favor 5-0, motion passed.

Discussion and Vote to endorse: Planning Board support of the Town's FY23/FY24 MVP Action Grant to update the Town's 2004 Long Range Plan - Assist. TM Corrin Meise-Munns:

The Town Manager's Office will be applying for an MVP Action Grant (provided by MA's EEA office) that will fund a major update to the existing 2004 Longmeadow Long Range Plan, a document that, while not legally binding, serves as a community vision statement and policy guide for the town's public bodies. The project budget currently stands at around \$330,000 and the funding request in the application is set at approximately \$233,955 to cover a two-year period, with the match requirement standing at 29% (therefore higher than the 25% requirement) of mostly in-kind labor. The Office is aware of the ambitious nature of this request but notes that it is one that represents the Town's commitment to implementing the results of this plan while "performing robust, equitable community engagement". As part of the application, Ms. Meise-Munns is requesting a letter of support issued by the Planning Board and signed by the Chair to include in the documents to be submitted. Referring to the Long Range Plan, the Planning Board is typically the adopting authority (hence the benefit of providing a letter of support for this application) therefore the Plan is not required to appear before a Town Meeting,

although public hearings will likely be required in the future. Other grant programs are available although they do not offer as robust of an opportunity as the MVP Action Grant.

Walter Gunn made a motion, and was seconded by Cheryl Thibodeau, to support the Town's application for this year's MVP Action Grant cycle and endorse the issuance of a letter of support as presented by Ms. Meise-Munns. All in favor 5-0, motion passed.

Planning Board Comments:

1. The Town is in the midst of exploring the idea of solar arrays on town land. TM Lyn Simmons is requesting a representative from the Planning Board to join a group made up of representatives from other public bodies that will work with the consultant that has been hired for this endeavor. Member Chris Legiadre has volunteered to represent the Planning Board on this group.

Assist. TM / Director of Community Development Comments:

1. Corrin Meise-Munns indicated that the Special Town Meeting will be held on October 25, 2022, therefore the board should finalize their review of the eCode recommendations submitted by contractor General Code by June 30th, 2022 in order to turn over these decisions to the contractor.

Walter Gunn made a motion, and was seconded by Bruce Colton, to adjourn the meeting. All in favor 5-0, motion passed and meeting was adjourned at 8:04pm.

Respectfully submitted,

Bianca Damiano