

**Planning Board – Regular Meeting**  
Longmeadow High School – Meeting Room A15  
535 Bliss Road, Longmeadow, MA

*Wednesday, May 7<sup>th</sup>, 2019 8:00 p.m. after Public Hearing*

**Members Present:** Donald Holland, Chair; Walter Gunn, Clerk; Ken Taylor, Bruce Colton, Heather Laporte.

**Others Present:** Andrea Chasen, Michele Marantz, Curt Freedman, James & Elaine Tourtelotte, Cecilia Walker, Paul Walker, Kathy Mullins, Vicky Deal, Cynthia Sommer, Mark Pohlman, Elizabeth Port, Andrew Fox, Mary & Robert Kapner, Denise Conboy, Hugh Naggar, Lihua Zhao, Xiao Feng, Barbara Wenig, Steve Walker, Daniel Munro, Kimberly Masiuk, John Catlin, Chad E. Branon, Tina Aughenbaugh, Erik Merliss.

The **Planning Board Regular Meeting** was called to order at 8:02 p.m. by Chair Donald Holland.

**Board Review and Vote – Article 41 of Town Warrant - Proposed Zoning Bylaw change to Article IV, Section B sub-section 1.2a:**

There are concerns within the Board over the clarity of the proposed language and how using the GVW criteria may put small business owner at an unfair disadvantage. The situation highlighted by Mr. Fox is unique and falls within other legal parameters.

Walter Gunn made a motion to recommend Article 41 of Town Warrant and Ken Taylor seconded the motion. None in favor, all against 0-5, motion fails to pass.

**Board Review and Vote – Article 42 of Town Warrant - Proposed New Zoning Bylaw Article 15 Restrictions for Facilities of Natural Gas Utilities (Citizen Petition):**

Bruce Colton made a motion to recommend the proposed and Heather Laporte seconded the motion. All in favor 5-0, motion passed.

**Sign Application – AT&T, 827B Williams St., – Case #20190507-1:**

Mr. Merliss from Arnco Sign described the sign as 34 sq. ft. and LED-internally illuminated, blue logo per standard corporate image.

Walter Gunn made a motion to approve the sign application as presented for AT&T, 827B Williams St. and Case #20190507-1 and Ken Taylor seconded the motion. All in favor 5-0, motion passed.

*Documents presented:*

1. *Complete sign application*

**Sign Application – SkinBe Med Spa, 724 Bliss Rd. – Case #20190507-2:**

Steve Walker and Tina Aughenbaugh described the sign as internally illuminated LED halo-lit under 40 sq. ft.; an additional 2-sided PVC blade is being proposed (typical Longmeadow Shops prototype).

Walter Gunn made a motion to approve the sign application as presented for SkinBe Med Spa, 724 Bliss Rd., Case #20190507-2 and Ken Taylor seconded the motion. All in favor 5-0, motion passed.

*Documents presented:*

1. *Complete sign application*

**Site & Design Review Application – Proposed Longmeadow Adult Center, 231 Maple Rd. – Case #20190507-3:**

Walter Gunn made a motion to waive fee payment (standard for Town projects) for Town of Longmeadow's Proposed Longmeadow Adult Center, 231 Maple Rd., Case #20190507-3 and Bruce Colton seconded the motion. All in favor 5-0, fee is waived.

Mr. Chad Branon from Fieldstone Land Consultants recalled the general details provided in the last meeting (April 3<sup>rd</sup>) remain nearly identical, with the exception of the stormwater management report which has been developed further. Pedestrian connectivity has been analyzed to link the pool, Adult Center and Greenwood Center safely. Other public bodies have already provided input in the design process.

Walter Gunn made a motion to accept the Site & Design Review application as presented for the Proposed Longmeadow Adult Center, 231 Maple Rd., Case #20190507-3 and Heather Laporte seconded the motion. All in favor 5-0, motion passed. Public Hearing for this project was set for June 12.

*Documents presented:*

1. *Complete Site & Design Review application and drawings set.*

**Informal Discussion, Proposed Assisted Living Facility – 1280 Williams St.:**

The project has needed time to secure financing. Changes include building footprint reduction from nearly 52,000 sq. ft to nearly 49,000 sq. ft. and added stormwater management features. ZBA has already granted a special permit but a new meeting will be set to amend the permit and reflect the reduced square footage. The next steps would be to submit a complete Site & Design Review application which could be reviewed on the June 12 regular meeting. Other public bodies have already provided input in the design process.

*Documents presented:*

1. *Site Plan and 3D Rendering*

**Sign Application – J. Crew Factory, 738 Bliss Rd. – Case #20190507-4:**

The existing sign (halo-lit, 31.5 sq. ft.) will be modified to change the term "Mercantile" to "Factory". An additional identical sign is being proposed on the building's side, which may now be accepted as the Building Commissioner recently deemed the store's location a corner lot.

Walter Gunn made a motion to approve application as presented for J. Crew Factory, 738 Bliss Rd., Case #20190507-4 and Ken Taylor seconded the motion. All in favor 5-0, motion passed.

*Documents presented:*

2. *Complete sign application*

**Meeting Minutes Review:**

1. Regular Meeting April 3<sup>rd</sup>, 2019: Walter Gunn made a motion to accept the minutes as presented and Ken Taylor seconded the motion. All in favor 4-0 with one abstention (Heather Laporte), meeting minutes approved as presented.

Walter Gunn made a motion to adjourn the meeting and Heather Laporte seconded the motion, all in favor 5-0 with none opposed, meeting adjourned at 9:02 pm.

Respectfully submitted,

*Bianca Damiano*