

Planning Board – Regular Meeting

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

Wednesday June 1st, 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, Jason Tsitso, Steve Marantz.

The *Planning Board In-person Regular Meeting* was called to order at 7:05pm by Chair Donald Holland.

Site & Design Review, for One Way Brewing at 807 Maple Rd. – Case #20220601:

Mr. Tsitso presented the board with an application requesting a Waiver of Site & Design Review for the project of installing a seasonal outdoor patio to accommodate a seating area for the One Way Brewing business on a yearly basis. The project's highlights are as follows:

1. The patio's capacity is to be a maximum of 20 seats and it will be located along the east wall of the business complex, adjacent to Riggio's Pizza. A ZBA decision issued in January 2021 granted One Way Brewing a special permit and parking finding based on maximum occupancy of 40 individuals for future use since, at the time, the coronavirus pandemic had forced the applicant to postpone the opening of an indoor seating area at the time. Currently the business offers 26 indoor seats.
2. The intent is to delineate seating area and pergola (approximate dimensions to be 15' x 40 and 14' x 12', respectively) with a temporary structure that will be entirely removed just before the cold season begins and reinstated the following summer.
3. The two parking spaces on the location to be used for the patio will be relocated along the east side of the property (see spaces numbered 14 and 15 on the schematic site plan), therefore maintaining the existing total number of parking spaces for the entire property, which operates under a variance granted by the ZBA in prior years. Parking space #15 seems to be slightly undersized but exact measurements could not be verified due to the schematic nature of the site map.
4. Prior to the meeting the applicant had begun communications with the Fire, Police and Health Departments, although an official response from either department had yet to be received at the time of the meeting.
5. The brewery is open three days per week with no intention of expanding the schedule at this time. Mr. Tsitso wouldn't be opposed to the abutting businesses using this outdoor seating area but such idea has not been formally discussed among the business owners and may be subject to the other businesses' compliance with applicable regulations.

Director of Planning Corrin Meise-Munns has reached out to other town departments and, from a Fire Department's standpoint, the project appears to meet the required criteria, while the Town Engineer, citing concerns over the clearance that vehicles would have to reverse and turn from parking spaces #1 through #4, has requested that the final layout be verified by a registered engineer to confirm the turning radii and setbacks to meet appropriate design standards and ADA criteria. Additionally, Ms. Meise-Munns noted that the application states more seats than allowed by the ZBA decision, therefore the applicant must adjust his seating number to match the ZBA decision or add an additional parking space to meet the calculations for 45 seats.

Walter Gunn made motion, and was seconded by Cheryl Thibodeau, to accept the application for One Way Brewing at 807 Maple Road, case #20220601, and approve a request for waiver of a Site & Design Review with the following conditions:

- a) A registered engineer must confirm the turning radii and setbacks to meet appropriate design standards and ADA criteria.
- b) The project must meet all requirements and standards of the Fire, Police and Health departments.
- c) The total seating capacity (combination of indoor and outdoor) must not exceed 40 seats per the ZBA decision.

All in favor 5-0, motion passed.

Documents presented: Complete Site and Design Application with schematic site plan, dated 05/27/2022

Eversource Energy Environmental Notification Form:

Steve Marantz appeared before the board as a member of the Select Board, a member of the Energy & Sustainability Committee and as a town resident with regards to the recent submission by Eversource of their over 200-page Environmental Notice Form to the Massachusetts' EPA, which outlines the company's intent on building a pipeline from a proposed metering station in Longmeadow (near the Longmeadow Country Club) to Springfield's Bliss Station; such a

project has raised concerns among town officials and residents due to its lack of specific information. He also presented a copy of the electronic letter submitted by Andrea Chasen related to the same topic for the Board’s records. Mr. Gunn added that there is confirmation that Eversource has concurrently filed applications with the state’s Energy Facilities Siting Board (EFSB case #22-05 “to operate & construct a natural gas pipeline in Longmeadow”) and the state’s Department of Public Utilities (DPU case #22-69 “requesting for exemptions of town bylaws”), both of which display the company’s intent of moving forward with the project. Mr. Marantz stated that the Select Board and the Energy & Sustainability Committee have submitted a number of inquiries regarding the project’s scope of work that, as of today, have not been answered, raising concerns over the immediate and long-term safety and environmental impacts of the gas pipeline. A key note is understanding the various components of this project and the agencies that have oversight of it: the location of the metering station is decided at the federal level while the route of the gas pipeline is decided at the state level, with the note that a metering station will only be needed if the construction gas pipeline is allowed to proceed. The state’s Energy Facilities Siting Board (EFSB) is tasked with determining the ultimate need of the project and, as part of its review of this application, will host a public hearing that is expected to be held sometime in the next several months, one hearing for each municipality impacted by the construction. Mr. Marantz encourages the Planning Board to exercise due diligence and weigh in on this issue as, thus far, the state senator and state rep have not issued any statements on the matter in recent times.

Meeting Minutes Review:

1. Regular Meeting May 4th, 2022: Walter Gunn made a motion, which was seconded by Cheryl Thibodeau, to accept the minutes as presented. All in favor 5-0, motion passed.

Planning Board Comments:

1. None.

Assist. TM / Director of Community Development Comments:

1. None.

Review and Vote to endorse General Code’s eCode reformat of the Town’s General By-laws (continuation):

Members of the board continued to evaluate each of the remaining recommendations made by contractor General Code as part of the reformatting process. Some recommendations continued to pertain to addressing typographical/grammatical error or updating the official names of government agencies and/or municipal roles. Below is a list of the motions:

Question	Code Content Location	Motions Made by Members of Planning Board			
		Language	Made by	Seconded by	Vote
315-051	Ch. 315, Zoning, Article XII Wireless Communications Facilities, § 315-84 Application requirements.	“To change <i>which will not be served</i> to <i>which will be served</i> as indicated.”	Walter Gunn	Cheryl Thibodeau	5-0
315-052	Ch. 315, Zoning, Article XIII Large-scale Ground-mounted Solar Photovoltaic Installations, § 315-87 Definitions.	“Change <i>local zoning ordinances or bylaws</i> to <i>Zoning Bylaw</i> ”	Walter Gunn	Cheryl Thibodeau	5-0
315-053	Ch. 315, Zoning, Article XIII Large-scale Ground-mounted Solar Photovoltaic Installations, § 315-88 General Requirements for a large scale solar power generation installations.	“To revise as follows: <i>Front yard: The front yard depth shall be at least 10 feet; provided, however, that where the lot abuts a residential parcel, the front yard shall not be less than 50 feet.</i> ”	Bruce Colton	Chris Legiadre	5-0
315-054	Ch. 315, Zoning, Article XIII Large-scale Ground-mounted Solar	“To defer decision until after Code publication.”	Bruce Colton	Donald Holland	5-0

	Photovoltaic Installations, § 315-88 General Requirements for a large scale solar power generation installations.				
326-001	Ch. 326, Planning Board Rules & Regulations, § 326-1 Purpose and intent	“To Change <i>These bylaws and rules of procedure to These rules and regulations</i> in §§ 326-1A and 326-6B as indicated.”	Walter Gunn	Cheryl Thibodeau	5-0
326-002	Ch. 326, Planning Board Rules & Regulations, § 326-3 Meetings and hearings	“To change <i>Inspector of Buildings to Building Commissioner</i> in Chapters 326 and 332.”	Walter Gunn	Donald Holland	5-0
326-003	Ch. 326, Planning Board Rules & Regulations, § 326-3 Meetings and hearings	“To delete § 81A so reference reads <i>MGL c. 40A and c. 41</i> as indicated.”	Walter Gunn	Chris Legiadre	5-0
326-004	Ch. 326, Planning Board Rules & Regulations, § 326-3 Meetings and hearings	“To revise to <i>parties in interest.</i> ”	Walter Gunn	Cheryl Thibodeau	5-0
326-005	Ch. 326, Planning Board Rules & Regulations, § 326-3 Meetings and hearings	“To revise as follows: <i>Regular meetings. Regular meetings of the Board are generally scheduled at least once a month, the date, time and location of which will be posted with the Town Clerk as required by Massachusetts' Open Meeting Law.</i> ”	Donald Holland	Bruce Colton	5-0
326-006	Ch. 315 Zoning, Art. I Ch. 326, Planning Board Rules & Regulations, § 326-3 Meetings and hearings	“To revise as suggested.”	Walter Gunn	Chris Legiadre	5-0
326-007	Ch. 326, Planning Board Rules & Regulations, § 326-4 Applications	“To revise to read “The Town Treasurer shall submit annually a report of said special account to the Select Board and Town Manager.”	Walter Gunn	Cheryl Thibodeau	5-0
326-008	Ch. 326, Planning Board Rules & Regulations, § 326-4 Applications	“Create an Option 4 that indicates that this question is to be deferred until July meeting pending review of current costs.”	Walter Gunn	Bruce Colton	5-0
332-001	Ch. 332 Subdivision of Land Rules & Regulations, Article I Authority and Purpose, § 332-2 Purpose	“To replace § 332-2 with: <i>These rules and regulations are adopted for the purposes stated in MGL c. 41, § 81M.</i> ”	Walter Gunn	Cheryl Thibodeau	5-0
332-002	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	“To revise as suggested.”	Bruce Colton	Chris Legiadre	5-0
332-003	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	“To change <i>definitive subdivision plan to definitive plan.</i> ”	Walter Gunn	Cheryl Thibodeau	5-0

332-004	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	“To revise as follows: PLANNING BOARD – The Planning Board of the Town of Longmeadow as described in Section 3-6 of the Town Charter.”	Chris Legiadre	Cheryl Thibodeau	5-0
332-005	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	“To revise to read: <i>Flood Insurance Rate Maps dated July 16, 2013, and subsequent revisions...</i> ”	Bruce Colton	Chris Legiadre	5-0
332-006	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	“To update to <i>Massachusetts Department of Transportation</i> ”	Walter Gunn	Cheryl Thibodeau	5-0
332-007	Ch. 332 Subdivision of Land Rules & Regulations, Article II General, § 332-3 Definitions	<p>“To revise as follows:</p> <p>In Subsection A: "A public way or a way which the Town Clerk certifies is maintained and used as a public way, or"</p> <p>In Subsection C: "A way in existence when the Subdivision Control Law became effective in the Town, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Such frontage shall be of at least such distance as is then required by the Zoning Bylaw of the Town for erection of a building on such lot.".”</p>	Bruce Colton	Cheryl Thibodeau	5-0
332-008	Ch. 332 Subdivision of Land Rules & Regulations, Article III Procedures for the submission and approval of plans, § 332-12 Definitive plan Violations and penalties; remedies	“To update to <i>Natural Resource Conservation Service.</i> ”	Walter Gunn	Donald Holland	5-0
332-009	Ch. 332 Subdivision of Land Rules & Regulations, Article III Procedures for the submission and approval of plans, § 332-12 Definitive plan	“To delete ‘ <i>the Sewer Commissioners.</i> ’”	Walter Gunn	Chris Legiadre	5-0
332-010	Ch. 332 Subdivision of Land Rules & Regulations, Article III Procedures for the	“To change <i>Highway Department</i> to <i>Department of Public Works.</i> ”	Walter Gunn	Cheryl Thibodeau	5-0

	submission and approval of plans, § 332-12 Definitive plan				
332-011	Ch. 332 Subdivision of Land Rules & Regulations, Article IV Design Standards, § 332-13 Streets	“To update to <i>State Department of Transportation</i> ”	Walter Gunn	Chris Legiadre	5-0
332-012	Ch. 332 Subdivision of Land Rules & Regulations, Article IV Design Standards, § 332-18 Stormwater runoff control	“To change <i>Superintendent of Highways to Department of Public Works.</i> ”	Walter Gunn	Cheryl Thibodeau	5-0
332-013	Ch. 332 Subdivision of Land Rules & Regulations, Article IV Design Standards, § 332-18 Stormwater runoff control	“To revise as suggested.”	Chris Legiadre	Cheryl Thibodeau	5-0
332-014	Ch. 332 Subdivision of Land Rules & Regulations, Article IV Design Standards, § 332-18 Stormwater runoff control	“To revise as suggested.”	Walter Gunn	Cheryl Thibodeau	5-0
332-015	Ch. 332 Subdivision of Land Rules & Regulations, Article V Required Improvements for an Approved Subdivision, § 332-28 Supervision and certification	“To revise as suggested.”	Bruce Colton	Walter Gunn	5-0
332-016	Ch. 332 Subdivision of Land Rules & Regulations, Article VI Administration, § 332-33 Administrative forms	“To revise as suggested.”	Walter Gunn	Cheryl Thibodeau	5-0

28 Total number of General Code questions reviewed this evening.

I Number of questions that will be deferred until after Code publication.

I Number of questions that will be deferred until Planning Board’s July meeting pending internal review of current costs.

Walter Gunn made a motion, and was seconded by Don Holland, to adjourn the meeting. All in favor 5-0, motion passed and meeting was adjourned at 9:16pm.

Respectfully submitted,

Bianca Damiano