

Planning Board Regular Meeting
Longmeadow Fire Station
44 Williams St., Longmeadow, MA
Wednesday July 11, 2018

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

Others Present: Stephen Crane, Town Manager

Donald Holland called the Regular meeting to order at 7:04 p. m.

Site & Design Review Application – 20180711-1, The Longmeadow Shops; Former Bertucci’s, 674 Bliss Road, Request for waiver.

- Present at the meeting - Stephen Walker, Grove Property Fund – Longmeadow Shops and Chris Milliard, Architect for the project. Stephen Walker is suggesting some changes to the façade to attract the right tenant. No one has signed on yet although there are currently three interested parties. A recommendation to open up the store for better viewing from the sidewalk and add a covered outdoor sitting area (24 seats). Also to add a Nana wall which opens like an accordion, would make a great addition. Current restaurant holds 174 seats. If the basement is going to be utilized as a function area, then an elevator would need to be put in and it is pricey (handicap accessible). Depending on the tenant, there may be a slight design and/or color change and new signage. The application was not present at the time of the meeting. (2 designs were displayed)

Walter Gunn made a motion to waive the site and design review for the application for the proposed changes to the property at 674 Bliss Road for the plans submitted noted as 20180711-1 on the condition that the applicant provide a check by tomorrow (Thursday July 12, 2018) 12:00 noon and the application states request for waiver with a check payable to the Town of Longmeadow for \$100.00 is received by the town clerk and delivered to the planning department. Heather Laporte seconded the motion; all members voting in favor, no opposes 5/0.

Site Plan Amendment – 66 Dwight Road, The Town of Longmeadow; Request for existing traffic gate removal.

- Stephen Crane is representing the Town of Longmeadow. Request is based on the reconstruction of Dwight Road (handouts). A review of the minutes from the original background of the site and design approval for 66 Dwight Road – BayState Dental. The overall construction of the plan calls for the removal of the traffic gate. The road is being widened, the owners do not want the gate or the added expense of relocating and setting the gate. In addition, the traffic on Dwight Rd. will be better managed by the improvements within the project. The original purpose of the gate was to prevent drivers from taking a left turn out of the facility into traffic. The gate was functional from 4 p. m. to 6 p. m.

Walter Gunn made a motion to amend the site and design review plan # 20061109 revised January 18, 2007 and approved January 25, 2007 for 66 Dwight Road to remove the traffic control gate so that the Town of Longmeadow may proceed with corridor improvements to Dwight Road and Converse Streets. Heather Laporte seconded the motion; all members voting in favor, no opposes 5/0.

Acceptance of Meeting/Hearing Minutes

- Public Hearing, May 2, 2018

1. Correction to page 2, line 3: 'the town intends'

Walter Gunn made a motion to accept the minutes of May 2, 2018 as amended. Bruce Colton seconded the motion. All members voting in favor, none opposed, 5/0.

- Regular Meeting, May 2, 2018

2. Typo found under meeting minute's approvals on page 1; 3rd bullet point down: October 14, 2017.

Walter Gunn made a motion to accept the minutes as amended of May 2, 2018. Bruce Colton seconded the motion. All members voting in favor, none opposed, 5/0.

- Public Hearing, June 6, 2018

Walter Gunn made a motion to accept the public hearing minutes of June 6, 2018 as presented. Bruce Colton seconded the motion. All members voting in favor, none opposed, 5/0.

- Regular Meeting, June 6, 2018

3. Page 3 (vote totals); Minutes were noted as approved with conditions without vote totals. It was suggested that the notes be revised to state: 3A; 4 – All members voting in favor, none opposed, 5/0 at the end of each vote by the board.

Bruce Colton made a motion to approve the regular meeting minutes of June 6, 2018 as amended. Walter Gunn seconded the motion. All members voting in favor, no opposed 5/0.

Planning Board Reorganization

Walter Gunn made a nomination for Don Holland to remain as Chair of the Planning Board until the next town election, no other nominations made. Heather Laporte seconded the nomination. Four members voting in favor, none opposed, one abstention.

Don Holland moved to accept Walter Gunn as the clerk for another term to the Planning Board. Heather Laporte seconded the nomination. Four members voting in favor, none opposed, one abstention. Walter Gunn will notify the town clerk of the appointment of officers.

Walter Gunn made a motion to adjourn the meeting at 7:42 p. m. Bruce Colton seconded the motion. All in favor, none opposed 5/0.

Respectfully submitted,

Sharon Smith