

Regular Planning Board Minutes
January 3, 2018
Accepted with corrections: March 7, 2018

Planning Board Meeting
Longmeadow High School - Meeting Room A15
535 Bliss Road, Longmeadow, MA
Wednesday, January 3, 2018
7:00 p.m.

Present: Ken Taylor; Walter Gunn, Clerk; Bruce Colton; Heather Laporte

Absent: Donald Holland, Chair

Also Present: Stephen Crane

Public Hearing was called to order at 7:00 p.m. Walter Gunn, Clerk.

Announcements: January 17th the Planning Board will hold a public hearing; Brewer Young Mansion @ 7:00 pm @ the Longmeadow High School, RM A15. Topic: Zoning change from residential zone to professional zone.

Correspondence: One letter was received from Dr. Jeffery Wint. Dr. Wint is requesting the board to seek additional legal counsel regarding business overlay of zones.

ANR Applications: None

Acceptance of Minutes: September 6th minutes are still in progress. Walter Gunn is completing them. He is updating one agenda item regarding the Dwight Rd. professional building, which is not yet transcribed. Once complete it will be sent to Sharon Smith to update. December 6th minutes were completed and 17 pages long. Walter Gunn and Bruce Colton will work to reduce the minutes to 3 pages. Once the minutes have been completed they will be sent to Sharon for completion and ready for the February meeting.

New Business:

1st Order of Business: Sign Application for Ski Haus, 791 Maple Rd – 20180103-1

- Peter Surreira from Chuck's Sign Company presented a sign application and design to the board.
 1. Sign is 140 square feet
 2. LED Box Signs – they meet lighting requirements
 3. Two signs are permitted, as the property is on a corner lot (Maple and Shaker Roads)

Paul Healy has reviewed and approved the sign designs, which are in compliance. Bruce Colton motioned to accept the application. Ken Taylor seconded the motion. All in favor/no opposes 4-0.

2nd Order of Business: Sign Application for Alex Bagels, 398 Longmeadow St – 20180103-2

- Aleksandr Belyshev from Alex Bagels presented a sign application and design to the board. Dimensions of the new sign are 150X30 inches; 12 X 3 ft., 36 square feet. Paul Healy viewed the dimensions and designs and found them in compliance. Heather Laporte motioned to accept the application. Bruce Colton seconded the motion. All in favor/no opposes 4-0.

3rd Order of Business: Site & Design Review, Request for Waiver, Baystate Urgent Care, 688 Bliss Rd., (Former Peachwave) – 20180103-3

- Steven Walker proposed changes to the structure to accommodate the new business. The front corner lot would be brought out about 6 ft. It would be the same dimensions as the frontage at Max Burger. There will be updated lighting and a new illuminated store front and entry door. The sign application will be submitted at a later date. Sidewalk dimensions were confirmed as being within code. Bruce Colton motioned to waive the site & design review conditional on getting a determination of sufficient parking by the ZBA. Heather Laporte seconded the motion. All in favor/no opposes 4-0.

4th Order of Business: Site & Design Review Formal Application Filing – 20180103-4, Town of Longmeadow DPW Facility, 170 Dwight Rd.

- Michael Richard from Weston and Sampson presented the application. Traffic study shows no impact. A special waiver is not required for the telemetry antenna. Conservation Commission hearing next Thursday, January 11, 2018. There was a review of the checklist with Stephen Crane. No date for ZBA to discuss the height of the antenna, which would be approximately 14 ft. tall. The board also requested four more copies of the plans. 1) Walter Gunn said the checklist looked good. Bruce Colton motioned to waive fee. Heather Laporte seconded the motion. All in favor/no opposes 4-0. 2) Heather Laporte motioned to accept the site & design application. Ken Taylor seconded the motion. All in favor/no opposes 4-0. 3) A public hearing was scheduled for February 7th at 6:30 pm at the Longmeadow High School, 535 Bliss Rd. Room A15.

There was then a review of the Planning Board Rules & Regulations. The town counsel provided two suggestions, which were presented to the board. VS1 and VS2. There were some concerns of how the Versions were written. The board will review for the required 30 days at which time a vote can take place as to which version to accept.

Walter Gunn made a motion to adjourn the regular meeting at 8:17pm. Bruce Colton motioned to adjourn. Ken Taylor seconded the motion. A roll call carried a unanimous 4-0 vote.

Respectfully submitted,

Sharon Smith