

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

Wednesday, April 3rd, 2019 7:00 p.m.

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

Absent: Heather Laporte.

Others Present: Stephen Crane, Town Manager; Andrea Chasen, John Catlin, Chad E. Branon, Tony Coppola, Erik Merliss.

The **Planning Board Regular Meeting** was called to order at 7:00 p.m. by Chair Donald Holland.

Sign Application – AT&T, 827B Williams St.:

Mr. Merliss was unable to present the drawings due to an incomplete sign application, therefore he was encouraged to complete the paperwork and return to next Planning Board's meeting on May 7th. A case number was not assigned.

Informal Discussion, Proposed Senior Center

John Catlin of Catlin + Petrovick Architects PC presented a site layout plan and 3D renderings of the proposed Longmeadow Adult Center, which has had minimal changes since its presentation in a town meeting.

1. The facility will be approximately 26,000 sq. ft. (17,000 sq. ft. Senior Center and a 9,000 sq. ft. community gym) with additional outdoor pickle ball courts; during the winter the community gym can be converted into pickle ball courts.
2. Traffic will enter the property from Maple Rd. through the entrance-only access on the northwest corner and exit onto the existing Greenwood access road; a curb cut will be required for this access and it will start approximately 45 feet from the nearest abutter's lot line.
3. The parking lot consists of three 25'-wide aisles that will offer a total of 135 parking spaces (10 of which will be handicap) and will be shared with the nearby Greenwood pool house, with the Greenwood Center parking spaces serving as overflow on special events, which will likely occur during the school's off hours. The parking spaces will be double-lines and wider than usual at 9'-5" to account for elder drivers' safety and driving behavior. Communication with abutters has been ongoing and engaging.

Chad Branon, civil engineer from Fieldstone Land Consultants PLLC, added the following:

1. Parking area being proposed as one-way directional flow (with the center aisle being the only portion with two-directional flow) to minimize traffic conflicts.
2. Improved pedestrian experience with proposed walkways that will connect Maple Rd. with the Adult Center, the parking lot and the pool house.
3. The project will be connected to municipal sewer & water, natural gas and underground electric and telecommunication lines.
4. On stormwater management, stormwater runoff will be captured and rerouted to a proposed chamber infiltration basin under the parking lot with an overflow system that ties back to a drainage swell on the backside of the property; the entire building will sit slightly higher to direct water into the appropriate chambers. All stormwater calculations will be formally presented during the project's formal presentation.

Walter Gunn encouraged the presenters to prepare a formal application to be accepted at the Planning Board's May 7th meeting at which time a public hearing will be scheduled some time in June. Chair Donald Holland suggested that, in the event that this timeline negatively impacts the project's construction timeline, a special Planning Board meeting can be scheduled sooner to accept the application and subsequently set a public hearing in May.

Documents presented:

1. *Site Layout plans C-1 thru C-4 and 3D Renderings*

Request for Waiver of Site & Design Review Application #20190403-1 – Big Y Foods, 802 Williams St.:

Tony Coppola presented drawings indicating parking calculations and sign drawings, which have been reviewed and approved by the ZBA. The building renovations provide 153 parking spaces (20 more than required) and the signage dimensions have been reduce since originally presented last year. In addition, a new curb cut is being proposed to create a truck entrance from Bliss Court, thus eliminating the truck access from Williams Street; the curb cut was previously approved by Select Board.

Walter Gunn made a motion to approve the Request for Waiver of Site and Design review of Big Y Foods renovations on 802 Williams St. (address corrected by Board of Assessors) per plans submitted and attached ZBA decisions regarding parking and signage variances; Ken Taylor seconded the motion, all in favor 4-0, motion passed.

Sign Application #20190403-2 – Posto Restaurant, 674 Bliss Rd.:

Steve Walker presented drawings for a halo-less 24”-high letters spelling out “Posto”, overall the sign will be 34 sq. ft. Halo-less features per other signs with the Longmeadow Shops.

Bruce Colton made a motion to approve the sign application for Posto Restaurant at the Longmeadow Shops as presented and Ken Taylor seconded the motion, all in favor 4-0, motion passed.

Documents presented:

1. *Complete sign application*

Discussion - Zoning Bylaw Amendments:

Bruce Colton proposed that these amendments be addressed in the Planning Board’s May 7th Public Hearing. Andrea Chasen was encouraged to formally present the details of Article 42 of the Citizen Petition, “Restrictions for Facilities of Natural Gas Utilities” at the hearing. Stephen Crane indicated that Planning Board is expected to release a report based on what is presented to them, and such report will be presented at the Town Meeting. Regarding the proposed language of General Bylaw Article 41, which attempts to replace the current Zoning Bylaw Article IV, Section B with language that improves its enforcement, Stephen Crane described the proposed change as an attempt to regulate overnight parking of commercial vehicles without considering vehicle lettering, as this topic may infringe on First Amendment rights. Previously presented language proved to be confusing to town residents and generated its own set of enforcement challenges.

Documents presented:

1. *Proposed Zoning Bylaw change to Article IV, Section B sub-section 1.2a:*

Meeting Minutes Review:

1. Regular Meeting March 6, 2019: Walter Gunn made a motion to accept the minutes as presented and Ken Taylor seconded the motion. All in favor 4-0, meeting minutes approved as presented.
2. Regular Meeting March 13, 2019: Walter Gunn made a motion to accept the minutes as presented and Ken Taylor seconded the motion. All in favor 4-0, meeting minutes approved as presented.

Bruce Colton made a motion to adjourn the meeting and Ken Taylor seconded the motion, all in favor 4-0 with none opposed, meeting adjourned at 8:02 pm.

Respectfully submitted,

Bianca Damiano