

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

*Wednesday, June 6, 2018 7:01 p.m.*

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

**Others Present:** Stephen Crane, Town Manager; Arthur Mulhern, Thomas Henshon, Bill Keavany, Michael Crowley, Jim Martin, Rob Levesque, Harry Auerbach, Michael A. Fenton, Juan F. LaTorre III.

The **Planning Board Regular Meeting** was called to order at 7:01 p.m. by Chair Donald Holland,

**New business – Informal discussion on Proposed Alzheimer’s and Dementia assisted living facility at 1280 Williams St:**

Arthur Mulhern, representing Pearson Williams Development, discussed the ongoing plans of building

1. The building will have one basement and ground floor, area to be 52,000 sf approximately.
2. Proposal for 60 private beds/room with clusters of rooms sharing a kitchenette area.
3. There will be daily activities/rooms for residents to keep them mentally engaged.
4. The staff is comprised mostly of caretakers, with some of them having stronger nursing backgrounds.
5. There will be courtyards for outdoor activities as well as plenty of glazing to allow for as much sunlight inside the building as possible.
6. The project was granted a special permit by the ZBA and has been discussed with the Town Manager, Longmeadow Police and Fire Departments on multiple occasions; there are continuing discussions with the future operating manager to finalize the intricate details of the design.

**Comments from Board Members and Town Manager:**

- Walter Gunn provided the developers with a Site and Design review checklist so the proper documentation can be presented and reviewed at a formal Site and Design review; he also requested the results of the traffic study.
  - Stephen Crane commented that the traffic study highlighted one time period during the day that lowered service on the Dwight Rd/Williams St. intersection by one level; however, the corridor project currently underway as part of a larger project nearby is the ultimate mitigation response to all current issues in this intersection and will likely absorb any potential impact this new facility may generate. As an added approach to improve traffic flow in the area, the developers have agreed, at the request of the Town Manager, to provide the Town of Longmeadow with a payment of \$20,000 to fund an ongoing sidewalk project that will link the facility with the nearby intersection and provide continuous pedestrian access from Converse Street to Dwight Rd and Williams Street.
- Chair Donald Holland met the developers recently to discuss the project and he considered the project in the interest of the community.
- Bruce Colton asked about staff numbers and length of stay for patients:
  - Arthur Mulhern indicated that the peak number would be 12 with less caretakers at night. Residents in this type of facility may stay anywhere from 2 to 8 years.
- Stephen Crane mentioned a few items:

- Existing driveway within the parking lot already on site will allow for servicing; according to the Fire Department, the width is slightly below the desired threshold for a fire truck but still manageable.
- The developers agreed, at the request of the Town, that security cameras be installed on the building's exterior and that Longmeadow Police Department have access to the recorded footage.
- Abutters' privacy will be addressed with proper screening per the request of ZBA.
- No involvement from the Conservation Commission is required.
- Walter Gunn appreciated the due diligence that has been accomplished thus far with this project to ensure a smooth Site and Design Review.
- Heather Laporte asked about the living cost (insurance coverage vs. private payment).
  - Arthur Mulhern answered that this is a "private pay" and Thomas Henshon added that the approximate cost of living in the facility would be \$7,000.

***Documents presented:***

1. *Three dimensional rendering.*
2. *Schematic site plan.*

**New business – Dwight Professional (21 Dwight Rd):**

Jim Martin (38 Oxford Rd), representing LMAC (property owner and developer of Dwight Professional at 21 Dwight Rd), requested the approval of minor site revisions as well as the review of sign applications:

1. Rob Levesque presented the revisions:
  - a. Sign locations and entrance and within the site not previously shown.
  - b. Addition of transformer location and accommodation of new gas and electrical meters on the south side of the medical office building. Transformer is considered a "structure" and thus the location alternatives are very limited.
  - c. Portion of the sidewalk at this location to be truncated (but curbing remains in place) to allow for proper spacing and screening of meters. No changes to parking spaces nearby.
  - d. Dumpster location has shifted further west while still remaining in the same island due to the transformer addition.
  - e. Curbing materials to be precast concrete, bituminous and monolithic curbing.

**Responses from Board Members:**

- Ken Taylor asked for the definition of infiltration basin.
  - Rob Levesque defined it as a basin that not only retains a certain amount of recharge per DEP bylaws, but recharges the water into the ground through infiltration. The basin is a two-compartment system, with 2' separating the seasonal high groundwater from the bottom of the basin. Currently the basin on site is dry and working as intended.

Bruce Colton made motion to accept amended site plan (Revision Date May 23, 2018) based on the five alterations presented by Rob Levesque (as stated above). Walter Gunn seconded the motion, all in favor, revised site plan C-4 approved.

***Documents presented:***

1. *Dwight Professional (21 Dwight Rd) "Layout & Materials Plan" C-4, Rev B. 04/16/2018.*

**New business – Dwight Professional (21 Dwight Rd) Sign Applications:**

Harry Auerbach (165 Converse St. #14), presented the following applications:

1. Sign application 20180606-1A: Aluminum halo letters painted dark bronzed and light facing backwards. Tenant A's sign will read "Baystate Health & Wellness Center" and will measure 27 sf. Logo/lettering from Tenant B and C to be inserted at later time but to be up to 40 sf. per Bylaws.
  - a. Donald made a motion to accept sign application 20180606-1A with the condition that Tenants B and C finalize their respective applications by presenting the actual lettering specifications for final approval. Heather Laporte seconded motion, sign application 20180606-1A approved 5-0 with conditions.
2. Sign application 20180606-1B: Aluminum halo letters painted white, facing the Town of East Longmeadow. Tenant A's sign will read "Baystate Health & Wellness Center" and will measure 27 sf. Logo/lettering from Tenant B and C to be inserted at later time but to be up to 40 sf. per Bylaws.
  - a. Walter Gunn made a motion to accept sign application 20180606-1B with the condition that Tenants B and C finalize their respective applications by presenting the actual lettering specifications for final approval. Ken Taylor seconded motion, sign application 20180606-1B approved 5-0 with conditions.
3. Sign application 20180606-1C: two-digit unlit number sign made of fabricated aluminum 36" W x 36" H and 1.5" thickness. Large size is to aid visually in the recognition of the property from the corner, approximately 300'.
  - a. Walter Gunn made a motion to accept sign application 20180606-1C as presented. Ken Taylor seconded motion, sign application 20180606-1C approved 5-0 as presented.
4. Sign application 20180606-1D: two aluminum post-and-panel wayfinding signs painted to match dark bronze with white HP vinyl. Height to be 54". Up-lighting to be likely.
  - a. Walter Gunn made a motion to accept sign application 20180606-1D as presented. Ken Taylor seconded motion, sign application 20180606-1D approved 5-0 as presented.
5. Sign application 20180606-1E: L-shape wall/base with LED-Internally lit pylon sign to be turned off at 11pm. The lettering indicating the project's name and location as well as tenants' signs add up to 40 sf. Exact location within entrance to be determined to ensure appropriate visibility for outgoing vehicles.
  - a. Chair Donald Holland is concerned with vehicles' sight lines coming out of driveway into traffic light and requested that the applicant follow due diligence in studying the impact of the sign on drivers' visibility.
  - b. Jim Martin indicated that the property carries a variance granted by the ZBA on 1998 that runs with the property which allows for this particular design to be viewed as a sign versus a monument.
  - c. Walter Gunn made a motion to accept sign application 20180606-1E with the condition that the final location be approved by Building Commissioner in consultation with LPD. Heather Laporte seconded, all in favor, sign application 20180606-1E approved 5-0 with conditions.

***Documents presented:***

1. *Agnoli Sign plans A & B, revision date 05-14-18B.*
2. *Agnoli Sign plan C & D revision date 06-06-18B.*
3. *Agnoli Sign concept drawing for pylon sign (application 20180606-1E) date 06-06-2018 BSA.*
4. *Sign applications.*

Michael Crowley commented that the developers wish to explore the idea of a stone monument approx. 3' high and 60' in length to be located on the corner of Dwight Rd. and Maple St.. The idea is for the monument to have stone fascia to match building and limestone cap. The purpose would be to provide property identification, help obscure storm drains and public safety. Exact location to be determined based on required 40' setback and existing retention pond. Walter Gunn indicated that should the idea material it would have to be approved by the Select Board and obtain a variance from ZBA.

**New business –Request for waiver of Site and Design Review, for the installation of (1) antenna and necessary equipment on (1) existing utility pole Eversource #1765, Windsor Place (next to 34 Hillcrest Ave):**

Attorney Michael Fenton (1441 Main St, Springfield MA) presented the details of the aforementioned application:

1. Existing pole is approximately 33’ in height; the antenna and additional equipment would be installed at the 25’ height mark.
2. No ground disturbance associated with the project.
3. ZBA has ruled that the project does not warrant a special permit as the existing pole is in the municipal right-of-way.
4. Previous approval for similar projects in five other locations within town.
5. Technology has been deployed all over Western MA, no negative feedback.
6. If approved, Verizon Wireless will apply for building permit.

**Comments from Board Members:**

- Chair Donald Holland asked about the coverage that this new equipment would provide and what is the definition of ODAS technology.
  - Juan LaTorre indicated that per the coverage plans previously submitted the approximate coverage radius would be 500-to1000’. Also, he added that ODAS stands for “Outdoor Distribution Antenna System” and is similar to a small cell application in the sense that it has an antenna. However, with this technology, the radio component is located elsewhere in a shelter, sometimes miles away from the antenna. In the case of the application, the technology used is a “small cell” system and not an ODAS system.
- Walter Gunn asked about the differences in efficiency between the two technologies.
  - Juan La Torre commented that the small cell technology are for a single-carrier use, while the ODAS system is a multi-carrier use and it requires more planning. In terms of efficiency, the technology works identical, the benefit is more on the practical aspect of accommodating the needs of multiple carriers who are competing amongst themselves, as well as aesthetically as the small cell technology is less intrusive.
- Bruce Colton made a motion to accept the application, numbered Project 20180606-2 based on the plans provided with revision date 04/16/2018, and Ken Taylor seconded the motion, all in favor, motion approved.

***Documents presented:***

1. *Complete application by Verizon Wireless for the installation of (1) antenna and necessary equipment on (1) existing utility pole Windsor Place (next to 34 Hillcrest Ave).*

The Board made a motion to continue the review of the May 2<sup>nd</sup> Hearing and Meeting minutes in the next session.

Walter Gunn announced that the Town elections where on June 12<sup>th</sup> and encouraged all to vote for Donald Holland as he seeks re-election for the Planning Board Chair position. Also, the Board received correspondence from the ZBA indicating that the final decision on the Willie Ross School for Deaf special permit would be made at their June 7 meeting.

Walter Gunn made a motion to adjourn the meeting, Bruce Colton seconded the motion, all in favor, meeting adjourned 8:43pm.

Respectfully submitted,

*Bianca Damiano*