

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

*Wednesday, June 12<sup>th</sup>, 2019 7:00 p.m.*

**Members Present:** Donald Holland, Chair; Walter Gunn, Clerk; Ken Taylor, Bruce Colton, Heather Laporte.  
**Others Present:** Stephen Crane, Town Manager; John Catlin, Chad Branon, Rose Morace, Scott Druno, Eleanor Stolar, Margaret Rakas, Mary Beth Bergeron, Rochelle Pleet.

The **Planning Board Public Hearing** #1 was called to order at 7:00 p.m. by Chair Donald Holland. The legal notice was originally published on a locally circulated newspaper (May 16<sup>th</sup> and 23<sup>rd</sup>) and at Town Hall more than 48 hours of said hearing. The public was reminded of the procedures of the hearing which begin with a presentation by the applicant, followed by comments from residents in favor or against the project, with each individual being allowed a five-minute single opportunity to speak.

**Site & Design Review Application – Proposed Longmeadow Adult Center, 231 Maple Rd.:**

John Catlin of Catlin + Petrovick Architects PC and Chad Branon from Fieldstone Land Consultants PLLC indicated that all design characteristics have largely remained since PB's last review:

- 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.
- 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.
- The parking lot consists of two one-directional 25'-wide aisles with a third 25'-wide bidirectional center aisle offering 135 parking spaces (10 of which will be handicap) that will be shared with the nearby Greenwood pool house; Greenwood Center parking spaces will serve 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 the elderly's unique driving skills.
- At the building's entrance there will be a passenger drop-off area as well as a separate "pass-by" vehicular flow lane: this maintains vehicular flow by protecting standing cars already unloading passengers.
- Safe pedestrian connectivity will be provided from Maple Rd. to the Town Pool, Adult Center and Greenwood Center. The pedestrian sidewalk connecting Maple Rd. with the pool will be separated from the parking lot by a fence with one opening for pedestrians coming out of the parking lot.
- 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. Chambers designed to drain into the gravel.
- Width of parking lot's entrance on Maple Rd. to be increased from 18' to 20' per the Fire Department's recent request.
- Construction to occur in two phases to isolate work zone:
  - Phase 1 will be a construction zone contained within a fence with adjacent temporary access to pool for bike and emergency vehicle access.
  - Phase 2 (portion of the project closer to the pool) will be completed once the pool is closed for the season. Project scheduling and pool schedules towards the end of summer of project may generate minimal schedule overlap.

- Elevation drawing #A3.2 drawing shows non-conforming elevation that exceeds town limit by approximately 2 ft., recently noted by the Building Commissioner.

**Comments from residents:**

- Theresa Reitingger (35 Norway St.) has no complaints to the site's current parking capacity.
- Margaret Rakas (67 Shady Side Dr.) wants to ensure that all possible scenarios for youth pedestrian behavior are accounted for and appreciates the consideration of a fence protecting the sidewalk adjacent to the parking lot.
- Mary Beth Bergeron (497 Inverness Ln.) spoke in favor of the project, especially its parking flow.

The board indicated that it has received communications from Conservation Commission, the Police Department and the Board of Health indicating no objections to the plans. The Fire Department requested an increase in the parking lot's entrance (see above) and the Town Engineer provided minor comments on the stormwater management plan. Concerns were raised on the lack of access to sidewalk from the parking lot which forces pedestrians with children to walk on the parking lot due to limited openings on the fence. The board expressed gratitude for the time and effort spent by the applicant over time to present this project and address all inquiries.

Walter Gunn made a motion to adjourn the public hearing and Heather Laporte seconded the motion, all in favor 5-0 with none opposed, hearing adjourned at 7:55 pm.

Respectfully submitted,

*Bianca Damiano*

*Documents presented:*

1. *Site Plans C-1 and C-2, Elevation Drawing #A3.2 and 3D Renderings.*