

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

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

**Members Present:** Donald Holland, Chair; Walter Gunn, Clerk; Ken Taylor, Bruce Colton, Heather Laporte.  
**Others Present:** Steve Walker, Louis Masaschi, Peter LaPointe, Jeff Roberts.

The **Planning Board Regular Meeting** was called to order at 7:56 p.m. by Chair Donald Holland.

**Site & Design Review Application – Proposed Longmeadow Adult Center, 231 Maple Rd. – Case #20190507-3:**

Walter Gunn made a motion to approve the Site and Design Review Application for the proposed Longmeadow Adult Center on 231 Maple Rd., Case #20190507-3 with the conditions that the project obtains a ZBA variance on the flagged elevation mark or provide a building redesign, pedestrian access from parking lot to the sidewalk is improved by creating a second opening on the fence closer to the pool's entrance and that applicants consider items #2 thru #10 from Town Engineer's memo dated 06/10/2019. Ken Taylor seconded the motion, all in favor 5-0, motion passed.

**Sign Application – Façade Sign Reconfiguration at Longmeadow Shops – Case #20190612-1:**

Steve Walker indicated that, due to current decay, sign façades within the commercial establishment are to be refurbished by removing ornate features to create a more minimalistic look and install new light fixtures at the bottom of each sign; the signs will be slightly raised with each location. The Building Commissioner believes the project does not require a proper sign application, however, the scope of work presented does require action from the board.

Walter Gunn made a motion to approve the Façade Sign Reconfiguration at Longmeadow Shops, Case #20190612-1, per plans presented with the condition that the applicant file a sign application. Ken Taylor seconded the motion, all in favor 5-0, motion passed.

*Documents presented:*

1. *Sign drawings and Elevations for Longmeadow Shops*

**Site & Design Review Application – Edward Jones, 475 Longmeadow St. – Case #20190612-2:**

Peter LaPointe and Jeff Roberts from Colvest explained that new tenant Edward Jones will move into the corner space and will require the addition of a door on the western façade (Bliss Rd.) Since the scope of work is minimal, existing use of space will remain and community impact will be minimal, Colvest requested a waiver of the Site & Design Review Application. In addition, a sign application was presented for two Edward Jones LED internally-illuminated signs, one for each side of the building, within bylaw parameters as well as size and location of two undetermined signs for future tenants that the applicant wished to include in this application.

Walter Gunn made a motion to waive Site & Design Review for Edward Jones at 475 Longmeadow St., case #20190612-2 based on the addition of a single door and Bruce Colton seconded the motion, all in favor 5-0, motion passed. Bruce Colton made a motion to approve the sign application for Edward Jones, case #20190612-3, as amended on the floor (signs for future tenants removed from the application) and Ken Taylor seconded the motion. All in favor 5-0, motion passed.

*Documents presented:*

1. *Colvest Elevation for 475 Bliss Rd.*

**Site & Design Review Application – New Patio for The Meeting House, 813 Williams St. – Case #20190612-4:**

Louis Masaschi proposed a side patio for the restaurant in question. Currently, the restaurant provides less seating than previously approved and the addition of a patio will still maintain the number of seats within the originally approved number. The Police Department and Select Board did not object to the proposal. The applicant is requesting a waiver of the Site & Design Review application.

Walter Gunn made a motion to waive the Site and Design Review Application for Longmeadow Hospitality d/b/a/ The Meeting House on 813 Williams Street, case #20190612-4, with the condition that the applicant must present ZBA certification of adequate off-street parking and the patio's hours of operation are limited to 10pm on Sunday-Thursday and 10:30pm on Fridays-Saturdays to reduce potential noise pollution. Heather Laporte seconded the motion, all in favor 5-0, motion passed.

*Documents presented:*

1. *Floor Plan A1.2 with 3D renderings*
2. *Comments Longmeadow Police Department, Board of Health and Select Board meeting minutes 05/06/2019*

**Discussion – Planning Board Response to FERC EA:**

The Planning Board, as an elected body, exercised its ability, under guidance from Bruce Colton, to file an electronic response to the environmental assessment recently performed regarding the proposed metering station by June 17<sup>th</sup>. The document was signed by all board members. Some of the concerns are contradictions between Columbia Gas and TGP on the proper definition of this project: as part of a broader system-wide improvement plan the project must meet certain standards whereas a “single unconnected facility” is exempt from meeting these standards.

*Documents presented:*

1. *Planning Board letter to the Federal Energy Regulatory Commission regarding Docket No. CP19-7-000.*

**Meeting Minutes Review:**

1. Public Hearing May 7th, 2019: Walter Gunn made a motion to accept the minutes as presented and Heather Laporte seconded the motion. All in favor 5-0 meeting minutes approved as presented.
2. Regular Meeting May 7th, 2019: Walter Gunn made a motion to accept the minutes as presented and Bruce Colton seconded the motion. All in favor 5-0 meeting minutes approved as presented.
3. Amendment to Previously Approved February 6<sup>th</sup>, 2019: Walter Gunn made a motion to amend the minutes as presented and Heather Laporte seconded the motion. All in favor 5-0, meeting minutes approved as amended.
4. Amendment to Previously Approved April 3<sup>rd</sup>, 2019: Walter Gunn made a motion to amend the minutes as presented and Heather Laporte seconded the motion. All in favor 5-0, meeting minutes approved as amended.

**Discussion - Planning Board Reorganization:**

Bruce Colton made a motion to nominate Don Holland as Chairman for a 1-year term and Ken Taylor seconded, all in favor 4-0 with one abstention (Donald Holland). In addition, Bruce Colton made a motion to nominate Walter Gunn as Clerk for a 1-year term and Heather Laporte seconded, all in favor 4-0 with one abstention (Walter Gunn).

Heather Laporte made a motion to adjourn the meeting and Ken Taylor seconded the motion, all in favor 5-0 with none opposed, meeting adjourned at 9:05 pm.

Respectfully submitted,

*Bianca Damiano*