

**Planning Board – Public Hearing**  
Longmeadow Police Department – Meeting Room  
34 Williams Street, Longmeadow, MA

*Wednesday, August 15<sup>th</sup>, 2019 7:00 p.m.*

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

**Members Absent:** Heather Laporte

**Others Present:** Kathy Mullins, Debbie Levy, Pat Jorczak, Andrea Chasen, Greg Ghareeb, James Ryan, Jay and Masako Glushien, Xiao Feng, James Mora, Cynthia Sommer, Diane Fisher, Elizabeth Elam, Susan Shepherd, Maddy Loder, Pamela Barnes, Roman & Theresa Zheleznyakov, Emanuel & Barbara Wenig, Marie Angelides, Deborah Sirulnick.

The **Planning Board Public Hearing** was called to order at 7:00 p.m. by Chair Donald Holland. The legal notice was originally published on a locally circulated newspaper (July 25<sup>th</sup> and August 1<sup>st</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.

**Citizens' Petition Proposed Zoning Bylaw Changes**

Ms. Andrea Chasen read Ms. Michele Marantz' statement, who was absent at the time. The statement, in part, expressed Ms. Marantz's support to of the proposed Zoning Bylaw amendments, which would ban the construction of utility facilities in a residential zone, due to safety concerns on utility expansions that do not fully meet the needs of the community and are managed by utility companies with poor maintenance protocols.

Chair Donald Holland proceeded to read the text on the proposed amendments:

Delete current Article IV, Sec. B (6.6) Uses in Residential Zones:

("Any public utility service building or installation, not to include the garaging of trucks or the outside storage of materials and supplies; or any building for the exclusive use of the United States Government or any agency thereof.") and replace Sec. B (6.6) with the following: "Any public utility building or installation, not to include the garaging of trucks and the outside storage of materials and supplies and the installation and use of meter stations, take stations, city gates and connected facilities; or any building for the exclusive use of the United States Government or any agency thereof."

Amend Article IV, Sec. C (2) Uses in the Agricultural Zone:

Delete the word "6.6" and add the following: "Any use cited under Article IV Section B Subparagraph 6.6 may be allowed with a Special Permit from the Zoning Board of Appeals and Site and Design Review approval by the Planning Board. The operation of any such facility shall be subject to regulation by the Town of Longmeadow as set forth in Article XV of the Zoning Bylaws.

Amend Article IV, Section D (2) Uses in Business Zones:

Delete the words "Subsection 6 of this bylaw" and replace them with "Subsection 6 of this bylaw, except Subsection 6.6." Add the following sentence to the end of Section D (2): "Any use cited by Subsection 6.6 may be allowed following the issuance of a Special Permit by the Zoning Board of Appeals and Site and Design Review approval by the Planning Board. The operation of any such facility shall be subject to regulation by the Town of Longmeadow as set forth in Article XV of the Zoning Bylaws."

Bruce Colton clarified that the amendments provide specific legal framework for utility facilities in each of the zones, which the town's current bylaws do not reflect.

**Comments from residents that support the passage of bylaw amendments:**

- Debbie Levy (162 Williams) advocated for children's safety and also cited a 2018 report from the Boston Globe that indicated the allocation of two federal inspectors overseeing over 22,000 miles of pipeline in the state.
- James Ryan (117 Crescent Road) indicated that the documented health risks and environmental pollution and impact on home values are to be considered.
- Deborah Sirulnick (92 Arlington Rd) expressed that all Longmeadow elected officials must guide the town's development in the best interests of its residents.
- Xiao Feng (195 Prynwood Rd) is concerned over the safety of the children attending the nearby school.
- James Moran (48 Avondale Rd) presented a GIS map showing a 1-mile radius around the proposed metering station's location; within the highlighted area three town schools and 4<sup>th</sup> school barely outside the circle; the number of homes within this highlighted area is estimated to be in the hundreds.
- Kathy Mullins (123 Wheelmeadow Drive) encouraged residents to vote "yes" on Article 1 on the next Town Meeting
- Roman Zheleznyakov (307 Green Hill Rd) raised concerns over proposed new high pressure gas pipelines being integrated in an older infrastructure, thus expanding the number of residences at risk of being adversely impacted to well beyond the metering station's immediate surroundings. He also encouraged the Longmeadow Country Club to look into residential projects to raise revenue as opposed to negotiating with gas companies.
- Elizabeth Elam (63 Whitman Rd) expressed that town bylaws should allow town development that is supported by all.
- Andrea Chasen (236 Crestview Circle) recalled a past presentation by a town resident with experience in engineering that demonstrated how the proposed metering station is falling short on its design of appropriate setbacks. She also reiterated the utility companies' poor performance in maintenance and safety.

**Comments from residents opposing the passage of bylaw amendments:**

- None.

*Documents presented:*

1. *Proposed Amendments to Town Zoning Bylaws.*

Ken Taylor made a motion to adjourn the public hearing and Bruce Colton seconded the motion, all in favor 4-0 with none opposed, hearing adjourned at 7:34 pm.

Respectfully submitted,

*Bianca Damiano*