

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

Wednesday, September 12, 2018 7:00 p.m.

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

Absent: Bruce Colton

Others Present: Stephen Crane, Town Manager; Peter Shrair, Bonnie Katusich, Bert Carter, Seth Bacon.

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

Site & Design Review Application# 20180912 – WRSD:

Peter Shrair, attorney representing WRSD, described the project:

1. New height for the building on 104 Nevins Ave. to be 30' (an increase of 5' over current height) as opposed to 33', still below the maximum allowable height of 35' outlined in the Town's current By-laws. This allows the school to transform the current attic into usable space and keep employees continuously within the campus as opposed to using rented space on Dwight St., therefore reducing vehicular traffic.
2. This particular building will maintain the majority of its footprint, with the exception of the existing ADA-accessible ramp, which will be remove/replaced with an enclosed space and lift.
3. Exterior design modified to provide a "residential" aesthetics than "institutional" to fit into neighborhood.
4. Latest revision to parking layout provides 14 spaces. The intent is to reduce the on-street parking issues. Landscaping will provide adequate screening.
5. A traffic study wasn't performed because it's the applicant's understanding that the nature of the project will reduce traffic.

Comments from Board Members and Town Manager:

- Walter Gunn mentioned Andrew Krar's response to the stormwater drainage plan on site – per the Town Engineer the plan would work and he would appear at a Public Hearing to further discuss the matter, if needed. He clarified that, while the proposed building, site modifications and stormwater mitigation occur on a portion of the total site owned by the school, the Planning Board is responsible for the evaluation of the entire site's stormwater management and it is known that both the school's lot as well as neighboring lots have been dealing with years' long stormwater drainage issues.
- Chair Donald Holland encouraged the applicant to look into the feasibility of all possible engineering solutions to address the drainage issues on the portion of the site that is not under the current's scope of work in the event that there may be a low-cost solution that can be implemented.
- Stephen Crane clarified that there are two separate drainage issues at hand:
 - Site drainage issue that occur in the immediate surroundings of the buildings and paved parking surfaces. Per the Town's Engineer observations, the current scope of work being presented would mitigate these issues.
 - Site drainage issues further away from the street where the topography dips approximately 13' and collects water from the slopes of neighboring properties.

Comments from Residents:

- Seth Bacon (22 Norway St.): some of his concerns are (1) reliability of the pervious pavement that was proposed with a potential driveway as well as the drainage issues that may arise with the new

parking layouts; (2) location and size of snow piles during wintertime since there will be more surface to clean up; (3) vegetation cleanup/proper screening along the property lines and (4) water accumulation in the back of his property.

In discussing the various proposals that WRSD has generated over time to find a layout that complies with as many of the neighborhood and Town requirements as possible, it was mentioned that one of the site designs presented during ZBA hearings displayed a “horseshoe” driveway on the Norway St. side of the property, which presented several benefits such as secure student drop-off/pick-up and proper emergency vehicle access. Peter Shrair pointed out that the School would benefit from having such a driveway due to practical reasons; however, this option was at one point rejected by the ZBA due to numerous complaints from the neighbors related to safety and aesthetics.

In an effort to weigh in the various Town departments’ recommendations as well as neighbors’ complaints, the Planning Board recommended that the applicant submit Plan A and Plan B proposals: these would reflect the latest site design approved by the ZBA as well as the previous site design that included the driveway, respectively. It is of utmost importance to the Board that all issues are considered fairly and expectations are managed to ensure people understand the science behind the design. A public hearing was set for November 7, 2018 at 7:00pm. Also, Walter Gunn will contact Town Engineer Andrew Krar to set up a site visit prior to the public hearing to discuss the water drainage issues affecting the school and adjacent neighbors; the meeting will be posted within 48 hours of agreed upon date per Massachusetts’ Open Meeting Law.

Heather Laporte made a motion to accept the site plans as presented, Ken Taylor seconded the motion; all in favor 4-0, plans accepted.

Documents presented:

1. *1st Floor Plan A1, Rev. #5 08/20/2018.*
2. *2nd Floor Plan A2, Rev. #5 08/20/2018.*
3. *North & South Elevations A3, Rev. #5 08/20/2018.*
4. *East & West Elevations A4, Rev. #5 08/20/2018.*
5. *Site Plan / Drainage S-1, Rev. #5 08/20/2018.*
6. *Site Plan / Drainage and Details S-2, Rev. #5 08/20/2018.*
7. *Landscape / Lighting Plan S-3, Rev. #5 08/20/2018.*

Meeting Minutes Review:

1. Public Hearing August 1, 2018: Ken Taylor indicated a semicolon was missing; the text was edited to read: “Edward Pare indicated that it was the Town of Longmeadow that designated the location on the RFP sent out to bidders; the balloon test was performed on April 21st”. Walter Gunn made a motion to accept the minutes as amended, Heather Laporte seconded the motion, all in favor 4-0, none opposed, public hearing minutes approved as amended.
2. Regular Meeting August 1, 2018: Walter Gunn made a motion to accept the minutes as presented, Heather Laporte seconded the motion, all in favor 4-0, none opposed, minutes approved.

Heather Laporte made a motion to adjourn the meeting, Ken Taylor seconded the motion, all in favor 4-0, none opposed, meeting adjourned at 8:19pm.

Respectfully submitted,

Bianca Damiano