

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

Wednesday, October 3, 2018 after Public Hearing at 7:00 p.m.

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

Others Present: Michele Marantz, Emanuel Wenig, Edward Pare, James Fitzgerald.

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

Presentation - Longmeadow Pipeline Awareness Group (LPAG):

Michele Marantz (117 Rugby Rd.) thanked the Board for the opportunity to speak on behalf of LPAG and proceeded to present the group's concerns about Columbia Gas' proposal to build a pipeline. Some of the highlights from the presentation include:

1. The line would start at Wolf Swamp Rd., continue north on Shaker Rd. and end in Springfield's Sumner Ave. A metering station by Tennessee Gas Pipeline is being proposed on Longmeadow Country Club property.
2. In the past 5 months, the LPAG has been unable to receive adequate responses to the many inquiries that have been forwarded to Columbia Gas. It also appears that key details of the project have not been properly conveyed to various state and town officials.
3. The LPAG is a 14-member group of residents with backgrounds in chemistry, medicine and law and have held or currently hold town committee positions as well as past and presently elected officials.
4. A Reliability Map from Columbia Gas' website displays the Tennessee Gas Pipeline and the proposed Longmeadow pipeline. The attached narrative indicates, in LPAG's opinion, misleading statements, such as that the project is being built in a "non-residential area" and that "supports existing and future growth".
5. LPAG's concerns highlight three main issues: aesthetics, hidden health impacts and safety issues.
6. Information from other groups such as "Mothers Out Front" and "HeetMA.org" show the prevalence and dangers of gas leaks throughout the systems as well as health hazards due to cooking with gas stoves in homes.
7. Health issues are of such concern that numerous Boards of Health in the region have signed a letter addressed to Gov. Baker requesting a halt on gas-powered infrastructure projects until adequate safety study have been performed.
8. The Secretary of Environment and Energy has asked for an environmental impact study of this project in Longmeadow before permission is granted. Also, the Longmeadow Select Board recently sent a letter to Columbia Gas and Tennessee Gas Pipeline requesting a public hearing regarding this project.

Chair Donald Holland thanked Michelle Marantz for their presentation.

Site & Design Review Application #20180404-1 – Wireless Edge Towers LLC:

The Board has contemplated all other possible options for alternative height and location of cell towers and no other viable options were found. Chair Donald Holland praises the technology, however he understands that other locations should have been considered beforehand. Edward Pare added that a shorter monopole would not be in Verizon's best interest and therefore they'd likely drop out of the monopole's lease agreement with Wireless Edge.

Bruce Colton made a motion to approve the Site & Design Review Plan and Application #20180404-1 from Wireless Edge LLC with the condition that the 30-inch red oak tree as depicted on Plans Z-1 and C-2 be kept and the access road be shifted slightly to retain the tree. Walter Gunn seconded the motion, vote is 4 in favor, 1 opposed. Chair Donald Holland was the opposing vote.

Documents presented:

1. *Property Plan C-1 and Site Plan C-2, Compound Plan & Elevation Z-1*

Additional Comments from Board Members:

- Regarding Big Y, Bruce Colton expressed his concerns over what appears to be exterior alterations being made to the Big Y building in town, as well as the construction of structures in the parking lot to protect shopping carts that may result in net loss of parking spaces. Since none of these items have been presented to the Planning Board as the project has been promoted as an interior renovation, he has requested that the idea of involving the Town Council to intervene and halt the project be considered in order to enforce a proper Site & Design Review of the complete scope of work. Chair Donald Holland unsuccessfully tried to reach Building Commissioner Paul Healy earlier in the day to discuss the matter. The Planning Board is unable to determine if Big Y may be concealing exterior work on the site in order to avoid raising the topic of parking spaces in a standard Site & Design Review process or if a mistake has been inadvertently made on the part of the Building Commissioner. In either case the Board wishes to address the matter swiftly since this could set an unwanted precedent for future applicants and will attempt to have an informal discussion with Select Board.
- Regarding a house for rent on Westmoreland Ave., Bruce Colton commented that resident Christine Swasey (135 Westmoreland Ave.) has complained about a property on the same street being continuously rented out on AirBnb (or similar) and that this rental activity has generated unwanted vehicular traffic as well as increased noise levels. The resident is hopeful that the Planning Board may be able to consider any means to control the frequency of such rentals.

Meeting Minutes Review:

1. Regular Meeting September 12, 2018: Walter Gunn made a motion to accept the minutes as presented, Donald Holland seconded the motion, all in favor 4-0 with Bruce Colton abstaining from the vote. Meeting minutes approved.

Ken Taylor made a motion to adjourn the meeting, Donald Holland seconded the motion, all in favor 5-0, none opposed, meeting adjourned at 8:50pm.

Respectfully submitted,

Bianca Damiano