

Planning Board – Regular Meeting

Zoom Virtual Platform – www.zoom.us, P: 646-558-8656, Meeting ID: 957 4466 1097, Password: 048426
Wednesday January 6th, 2021 7:00 p.m., after Public Hearing

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

Others Present: Town Manager Lyn Simmons, Andrew Fox, Steve Walker.

The *Planning Board Virtual Regular Meeting* was called to order at 7:54 p.m. by Chair Donald Holland.

Site & Design Review – The Longmeadow Shops, 714 and 682 Bliss Rd., Case #20210106:

Mr. Walker requested a waiver of Site & Design Review and presented the following scope of work:

1. The retail space at 714 Bliss Rd., formerly known as Great Harvest Bread Company, will change use from restaurant to office to accommodate the new enterprise Brenda Cuoco Real Estate; no storefront work will be required.
2. The retail space at 682 Bliss Rd., currently occupied by Caren & Co. with a total area of 2,086 sf, will be subdivided:
 - a. Caren & Co. will retain its retail use with a 1,245 sf footprint and the identification of 682 Bliss Rd.
 - b. Batch Ice Cream will occupy the remaining 841 sf. under the address 682A Bliss Rd, thus changing its use from retail to restaurant. This new space's storefront will mimic the glazing system currently displayed at nearby tenant Posto's patio area to allow for openness during the warmer months. While the plan does not show a rear door for the new space, Mr. Walker did confirm that one will be in place.
3. The ZBA will review parking findings at its January hearing.
4. A sign application for Batch Ice Cream and Brenda Cuoco Real Estate will be filed at a later time.

The proposed changes to these two properties were determined not to have significant impact on the site thus permitting a vote for waiver. Bruce Colton proceeded to make a motion, and was seconded by Ken Taylor, to waive the Site & Design Review for the Longmeadow Shops based on the changes as presented for the spaces 682 Bliss Rd. and 714 Bliss Rd. on the condition that the applicant finalizes the parking finding application already filed with the ZBA. Roll call vote - Mr. Gunn: yes; Mr. Levine: yes, Mr. Taylor: yes; Mr. Colton: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

Documents presented:

1. *Cover email from Steve Walker, 12/21/20*
2. *Form E Application and copy of payment of \$100.00 to Town of Longmeadow*
3. *Longmeadow Shops Parking ratio 12/3/20*
4. *Drawings LOD.1 and LOD.1b for floor and storefront designs, respectively.*
5. *Exhibit A-1 store site locations*

Vote – Planning Board's Recommendation of Zoning Bylaw Amendments to "Article I, Section E.6"; "Article II, Definitions"; "Article IV, Section E, Subsection 1(b)" and "Article IV, Section B, Subsection 1.2(a)":

Walter Gunn made a motion, and was seconded by Ken Taylor, to recommend the proposed amendment for "Article I, Section E.6" as presented. Roll call vote - Mr. Gunn: yes; Mr. Levine: yes, Mr. Taylor: yes; Mr. Colton: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

Walter Gunn made a second motion, and was seconded by Bruce Colton, to recommend the proposed amendment for "Article II, Definitions" as presented. Roll call vote - Mr. Gunn: yes; Mr. Levine: no, Mr. Taylor: yes; Mr. Colton: yes; Mr. Holland: no. Three in favor and two opposed, motion passed.

Walter Gunn made a third motion, and was seconded by Bruce Colton, to recommend the proposed amendment for “Article IV, Section E, Subsection 1(b)” as presented. Roll call vote - Mr. Gunn: yes; Mr. Levine: yes; Mr. Taylor: yes; Mr. Colton: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

Walter Gunn made a fourth and final motion, and was seconded by Ken Taylor, to recommend the proposed amendment for “Article IV, Section B, Subsection 1.2(a)” as presented. Roll call vote - Mr. Gunn: yes; Mr. Levine: yes; Mr. Taylor: yes; Mr. Colton: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

Meeting Minutes Review:

1. Public Hearing December 2nd, 2020: Walter Gunn made a motion, which was seconded by Ken Taylor, to accept the minutes as amended. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion passed.
2. Regular Meeting December 2nd, 2020: Walter Gunn made a motion, which was seconded by Ken Taylor, to accept the minutes as amended. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

Board Member Comments:

1. Walter Gunn indicated that the Citizen’s Petition filed in 2020 by Mr. Curt Freedman for the installation of ground-mounted solar panels was never presented at a Town Meeting’s floor due to delays caused by the Covid19 pandemic and, consequently, all procedures tied to said petition have now expired. Given that, during Planning Board hearings held in the summer of 2020, the applicant had been encouraged to strengthen certain aspects of his proposal to better suit the town’s suburban landscape, the board members agreed that it would be in Mr. Freedman’s best interest to initiate a new petition with all updates per feedback provided in said hearings.
2. Town Manager Lyn Simmons updated the board on work being performed by contractor General Code to reorganize both town and zoning bylaws by using a new, user-friendly numerical system. Significant progress is expected in 2021.

Bruce Colton made a motion, and was seconded by Ken Taylor, to adjourn the meeting. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion passed and meeting was adjourned at 8:39pm.

Respectfully submitted,

Bianca Damiano