

**Town of East Longmeadow
Planning and Community Development Department
60 Center Square
East Longmeadow, Massachusetts 01028
(413) 525-5400- ext. 1700 - fax (413) 525-1656**



**Planning Board Meeting
February 6, 2018**

Present: Deborah Bushnell, Vice Chair; Tyde Richards, Clerk; Russell Denver; Louis Morabito; Denise Menard, Town Manager

Absent: George Kingston, Chair; Larry Smith, Interim Town Planner

00:03:10

Request for Signage: Lucky Nails & Spa, 68 Center Square

Clerk Richards read the application into the record. Vice Chair Bushnell pointed out that the directory sign has not been submitted to the Board.

Mr. Denver moved to approve the application, Mr. Richards seconded. **The motion to approve the signage for Lucky Nails & Spa, 68 Center Square carried unanimously (4-0).**

00:05:49

Request for Signage: TD Ameritrade, 32 Center Square

Clerk Richards read the application into the record. Vice Chair Bushnell pointed out that the directory sign has not been submitted, and then called for a motion to approve the application. Mr. Denver made the motion, seconded by Mr. Richards. **The motion to approve the signage application for TD Ameritrade, 32 Center Square carried unanimously (4-0).**

00:07:30

Request for Signage & Site Plan Waiver: Sarah Gale/Embracing the Creative Child, 232 North Main Street

Clerk Richards read the application for signage into the record. Mr. Denver moved to approve the application, seconded by Mr. Morabito. **The motion to approve the request for signage for Embracing the Creative Child, 232 North Main Street, passed unanimously (4-0).**

Clerk Richards next read the Site Plan Waiver application into the record. Ms. Sarah Gale described the nature of the business and the space for the Board. Mr. Denver moved to waive the Site Plan, seconded by Mr. Richards. **The motion to grant a waiver of Site Plan to Embracing the Creative Child, 232 North Main Street, passed unanimously (4-0).**

00:14:18

Public Hearing: Special Permit Amendment for Pride Convenience, Inc., 3 North Main Street

This matter was not opened to public hearing, and **the public hearing was rescheduled for March 6, 2018 at 6:15pm.**

00:14:46

Request for Site Plan Waiver: Robert Smith/Victorian Construction LLC, 64 Woodbridge Drive

Clerk Richards read the Site Plan Waiver application into the record. Mr. Denver moved to waive the Site Plan Mr. Richards second the motion. **The Board voted to waive the Site Plan for Victorian Construction LLC, 64 Woodbridge Drive, unanimously (4-0).**

00:17:17

Public Hearing: Zoning Map Amendment for Chuck Hindes, 5 Revere Street

Mr. Hindes was in attendance to present his case to the Board. He wants to sell his property, but he worries that the abutting Graziano Garden Center is affecting its resale value. He believes that rezoning his property to a Business Zone will allow him to more easily sell the property, as it is better suited to business purposes with its proximity to the Garden Center. Mr. Hindes distributed a large packet of documentation to Board members to support his case for an amendment.

Mr. Hindes elected to continue the public hearing until the March 6 meeting, in order to have the benefit of all five Board members present, and to give Board members an opportunity to peruse the documents he prepared for the hearing.

Mr. Denver moved to continue the public hearing, Mr. Richards seconded the motion. **The motion to continue the public hearing for the zoning map amendment for 5 Revere Street carried unanimously (4-0).**

00:31:02

Public Hearing: Site Plan Review for Suddekor LLC, 482 Deer Park Drive

Clerk Richards read the public hearing announcement into the record. Mr. Bryan Balicki, Project Engineer at Sage Engineering was in attendance to present information to the Board. He explained that the Massachusetts Department of Environmental Protection mandated that the installation of the exterior air filtration unit occurs by July 2018.

Some concern arose from the Board at the 90' height of the device. The plant is within the Deer Park Industrial Zone, which surrounds its plot on three sides. The fourth side runs along electrical lines. There is no proposed screening beyond the plant building itself, which will act as a screen for the entire unit, except the top 60' of the exhaust stack.

Mr. John Godwin asked whether it would be taller than the cell phone towers in town. Clerk Richards had looked up the height of cell towers, and this stack would be 100' shorter than many such towers.

Mr. Ralph Page, 306 Prospect Street, wanted to know the proposed color of the chimney. Mr. Balicki assured the Board that they would try to match the stack with the sky, or do whatever would make it least visible.

Hearing no further questions from the public, Vice Chair Bushnell called for a motion to close the public hearing. Mr. Denver made the motion, seconded by Mr. Morabito. **The motion to close the public hearing for the site plan review of Suddekor LLC, 483 Deer Park Drive passed unanimously (4-0).**

The Board's consensus was that despite its possible unsightliness, it is an important addition to the site, as it will improve the air quality in the surrounding community.

Mr. Denver made a motion to approve the Site Plan with special conditions drafted by Interim Planner Larry Smith, seconded by Mr. Morabito. **The motion to approve the Site Plan with special conditions for Suddekor LLC, 483 Deer Park Drive passed unanimously (4-0).**

00:53:35

Request for Site Plan Waiver: Robert Sluka/Commercial Appraisal Services, Inc., 264 North Main Street
Clerk Richards read the Site Plan Waiver application into the record. Mr. Denver moved to waive the site plan, and Mr. Morabito seconded. **The motion to waive the Site Plan for Commercial Appraisal Services, Inc., 264 North Main Street passed unanimously (4-0).**

00:55:55

Request for Site Plan Waiver: Nicole Griffin/Griffin Staffing Network, 200 North Main Street
Clerk Richards read the request into the record. Mr. Denver moved to waive the site plan, seconded by Mr. Morabito. **The motion to waive the site plan for Griffin Staffing Network, 200 North Main Street, passed unanimously (4-0).**

00:57:08

ANR: Follett, 41 Windsor Lane

Mr. Steve Follett was in attendance to present his ANR to the Board. His neighbor's property line runs through the middle of his driveway, and so neighbor has agreed to cede that property over to the Follett lot. Mr. Denver moved to accept the ANR, and was seconded by Mr. Morabito. **The motion to approve the ANR for Follett, 41 Windsor Lane, passed unanimously (4-0).**

01:00:40

ANR: Capua, Thompkins Avenue and Maryland Street

Mr. Capua presented the ANR to the Board. Mr. Denver made a motion to endorse the ANR, seconded by Mr. Morabito. **The motion to endorse the ANR for Capua at Thompkins Avenue and Maryland Street passed unanimously (4-0).**

01:03:34

Public Hearing Continuation: Amended Special Permit for Fogueira, 621 North Main Street

No representative from Fogueira was in attendance. The Board decided to postpone the continued public hearing until the next regular meeting on February 20, 2018.

01:09:20John O'Leary: Community Development Strategy

Mr. O'Leary came before the Board to apprise them of the Community Development Plot Grant for which he is applying on behalf of the Town, which would fund several beneficent projects. The grant totals \$800,000.

01:15:46Heritage Park Plan: East Longmeadow Recreation Commission

Mr. Tom Kaye 265 Millbrook Drive, presented a feasibility study to the Board for concepts for the enhancement of Heritage Park. The study was accomplished in 2016. They are aiming to make the park more inclusive of the community, rather than just for youth sports. Mr. Kaye cited Springfield's Forest Park as a model for this project.

Mr. Richards asked for the estimated costs, which are 3.3-.4M dollars. Mr. Denver asked about playing fields planned at the Brown Farm property vs. property in Heritage Park.

Vice Chair Bushnell expressed concern over the costs of the project, and speculated that realizing the vision set forth by the study would require a fee for entrance to the park, or a purchase of membership, which might run counter to the spirit of the proposal to be inclusive of the community.

William Pry, LaSalle Street, worries how a field would affect the pond. Mr. Kaye assured him that the pond has been a priority for the project. Mr. Pry added that exposing the town's schoolchildren to the wooded portions of the park is important, and hopes to keep the park as natural as possible.

Mr. Goodwin wondered if this plan might be more appropriate in another part of town, because Heritage Park lends itself to passive recreation rather than programmed fields and space. He also worried about the relocation of the Bark Park in consideration of the copious wetlands on the site.

Mr. Kaye wondered which site might prove better for such a project.

Mr. Joe Crowell, 134 Gates Avenue, complained that people have been walking through his property to get to the park, and wanted to know how this plan would affect that traffic, and whether a buffer had been considered.

01:48:36Administrative Issues

Vice Chair Bushnell, addressing business for the February 20th meeting which she will miss went on the record to express her opinion that signage applications should become the purview of the Building Department. She also addressed the proposed bylaw regarding fencing between properties, and wants

to support amending the bylaw to allow fences to be built on property lines. Finally, she did not wish to speak to the proposed commercial vehicle bylaw for lack of information.

01:50:07

Review and Approval of Minutes

Mr. Denver moved to approve the minutes of January 2, 2018, December 19, 2017, December 5, 2017, November 21, 2017, and November 7, 2017. Mr. Richards seconded the motion. **The Board voted unanimously (4-0) to accept the minutes to the record as submitted.**

At 7:52pm Mr. Denver moved to adjourn the meeting. Mr. Richards seconded the motion. **The motion to adjourn the February 6, 2018 meeting of the Planning Board carried unanimously (4-0).**