

**Town of East Longmeadow**  
**Planning and Community Development Department**  
**60 Center Square**  
**East Longmeadow, Massachusetts 01028**  
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**East Longmeadow, MA Planning Board Meeting**  
**July 9, 2018, 6:00pm**  
**East Longmeadow Council on Aging**  
**Dining Room**

**Present:** Chairman George Kingston; Vice Chair Russell Denver; Clerk Tyde Richards; Louis Morabito; Jonathan Torcia

**Also Present:** Director of Planning & Community Development Constance Brawders

Chairman Kingston opened the meeting at 6:00pm.

A reporter from the Republican Newspaper announced that she would be taking photos during the meeting.

The minutes of June 19, 2018 were reviewed. Vice Chair Denver moved to approve the minutes of June 19, 2018; seconded by Mr. Morabito. The motion to approve the minutes of June 19, 2018 passed unanimously (5-0).

A printout provided by Director Brawders of Rules & Regulations for the Development of Paper Streets for the Town of East Longmeadow was distributed for the Board members information.

1. **Case SD-D 2018-01 - Hidden Ponds Estates:** Request by applicant for **Definitive Subdivision** approval for a twenty (20) lot subdivision on a 26.344+/- acre site located west of Redstone Drive (Assessor's Parcel 23-77-0) in the Residence A zoning district. Applicant: Bedrock Financial, LLC (dba Rose Bud Builders) P.O. 79, East Longmeadow, MA 01028 (continued from April 17, May 15, & June 19, 2018).

Robert Levesque of R. Levesque Associates reviewed the changes to the proposed subdivision, noting the sidewalk extension. The lots that were previously a matter of concern to the Board were recalculated in size, excluding the unbuildable portions of the lots, such as ponds.

Chairman Kingston opened the meeting to the public for comment.

Alice Widmer of 81 Harwich Rd. asked about the infiltration basin, concerned it would drain right into her yard. Mr. Levesque explained the stormwater management practices in place to prevent any additional water from being taken on by surrounding areas.

Phil Larosa of 61 Harwich Rd asked why the basins could not be put at other locations rather than at the low point in the site, where it is going to affect other residents' properties. Chairman Kingston explained the need for the basin to be in its proposed location in order to be effective.

Jeff Burack of 14 Redstone Drive asked who would be held responsible if the design proves to be faulty. Chairman Kingston replied that the engineer who designed it would be responsible.

Rocco Carabetta of 15 Redstone Drive stated that he called the DPW and they said they have not reviewed the plans. Ms. Brawders indicated that the plans received today had not been reviewed yet by the DPW. Mr. Carabetta then asked what was the original design capacity of the sewer line. He expressed concern that the sewer line that was put in 8-10 years ago may not be capable of handling the increased capacity. Mr. Levesque estimated 440 gallons of waste per house would be the increased demand. He stressed that Russo Associates reviewed the drawings and they were satisfied. Chairman Kingston maintained that the Board had not received any comments from the DPW regarding anything to the contrary, but agreed that an endorsement from DPW is preferred before being able to make the best decision. Ms. Brawders shared that what she learned today is that there are concerns about the diameter of the pipe and DPW wants time to review the plans for suitability. Since there are still reviews that need to be done by other departments, it would be difficult for the Board to make a decision.

Mr Carabetta then asked if there are plans to bring in fill. Mr. Levesque responded that excess fill from the roadway would be deposited on some of the lots, so there will likely be both import and export of fill material. Mr. Carabetta then asked about the allowed threshold for import and export of material, and Chairman Kingston said there is no threshold on import but there is a threshold on export, although he is unsure exactly what that figure is.

Mr. Torcia asked if there is information available with regard to increased traffic. Mr. Levesque said he anticipated that each house would generate 8-10 vehicle trips per day. Chairman Kingston pointed out that the Police Department did not require a traffic study.

Ms. Brawders read excerpts from her staff report including comments from the Fire Department. She also requested some revisions to the plans submitted, such as test pits missing from plans and revision clarification needed on the cover sheet. She then read through several other requests that will be provided to the applicant's agent for revision.

Vice Chair Denver clarified that there needs to be a letter from Superintendent of Public Works Bruce Fenney to the Planning Board either recommending or not recommending the plans. He also requested that information not be submitted at the last minute.

Chairman Kingston said that since there are clarifications needed from DPW, it seems there is a need to continue the hearing until such clarification could be obtained. Vice Chair Denver moved to continue the public hearing to July 17th at 6pm; seconded by Clerk Richards. **The**

**motion to continue the public hearing to July 17, 2018 at 6pm passed 4-1, being opposed by Mr. Torcia.**

Vice Chair Denver attempted to initiate discussion regarding a property not on the agenda, and Ms. Brawders reminded him of Open Meeting Law restrictions and the best way to initiate a discussion at a meeting, in the future.

Clerk Richards moved to adjourn at 6:48pm; seconded by Mr. Torcia. **The motion to adjourn at 6:48pm passed 4-1, opposed by Vice Chair Denver.**

For the Board,

 Chair Su

Tyde Richards, Clerk