

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Ralph Page, chair

Michael Carabetta, vice chair

Tyde Richards, clerk

George Kingston

Deborah Bushnell

robyn d. macdonald, director

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Minutes of April 5, 2016

Present were: Chair, Ralph Page; Clerk, Tyde Richards and Deborah Bushnell. Michael Carabetta and George Kingston were not present.

ANR – 329 Westwood Avenue

The Board reviewed the ANR for 329 Westwood Avenue owned by Francesco & Maria Raschilla for the combination of parcels, Parcel B to become an integral part of Parcel A for a total of 107,641 square feet and frontage of 170 feet.

Upon motion duly made by Deborah Bushnell and seconded by Tyde Richards, the Board voted unanimously (3-0) to approve the ANR for 329 Westwood Avenue.

Request for Signage – Green Wich, 14 Maple Street

Clerk, Tyde Richards read a request for signage from Green Wich restaurant, 14 Maple Street.

After review of the proposed signage and upon motion duly made by Deborah Bushnell seconded by Tyde Richards, the Board voted unanimously (3-0) to approve two signs for Green Wich, 14 Maple Street, one measuring 4' 8" x 14' 1¼" for a total of 65.8 square feet and one measuring 10' x 3' 3½" for a total of 32.9 square feet conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Request for Signage – Lambert & Pryor Insurance Agency, 595 North Main Street

Clerk, Tyde Richards read a request for signage Lambert & Pryor Insurance Agency, 595 North Main Street.

After review of the proposed signage and upon motion duly made by Deborah Bushnell and seconded by Tyde Richards, the Board voted unanimously (3-0) to approve two signs for Lambert & Pryor Insurance Agency, 595 North Main Street, one building sign measuring 4' x 4' for a total of 16 square feet and one ground sign measuring 4' x 4' for a total of 16 square feet conditioned upon the applicant obtaining a sign permit from the Building Inspector. The one remaining building sign will stay as it is.

Request for Signage – Brush Salon, 44 Harkness Avenue

Clerk, Tyde Richards read a Request for Signage from Brush Salon, 44 Harkness Avenue.

After review of the proposed signage and upon motion duly made by Deborah Bushnell and seconded by Tyde Richards, the Board voted unanimously (3-0) to approve two signs for Brush Salon, 44 Harkness Avenue, one building sign measuring 10' x 4' plus 4' x 2' (awning) for a total of 52 square feet and one ground sign measuring 72" x 42" for a total of 21 square feet the total of both signs being 73 square feet conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Waiver of Site Plan Review Approved

Sweat Power Yoga, 219 Shaker Road

Minutes

The Board reviewed the minutes of March 22, 2016 and upon motion duly made by Deborah Bushnell and seconded by Tyde Richards, the Board voted (3-0) to approve the minutes.

Discussion regarding monies for MGM mitigation

Mr. Page said that it has come to his attention that the Town Administrator has requested monies from MGM that was set aside for the town to do a review a study of the rotary. He said that he knows it was stated that he approached Department Heads and asked if they were all in favor. Mr. Page said to his knowledge he never approached the Planning Board department, they never spoke about it as a Board. He said that he can personally say that he would not be in favor of spending money on a study for the rotary that has already been done five or six times. Mr. Page said that he doesn't know if the Board wants to send a letter to the Board of Selectmen stating that at no time were they ever approached and if they were they would not be in favor of a study at this time. Ms. Bushnell said that she would not be in favor of a study at this time and thinks the study has been done numerous times possibly more times than 5 or 6. Mr. Richards said that he is not in favor of a study of the rotary and said that nothing is going to change anyways, it is constructed to a point that there are no changes and he is dead set against it. Ms. Bushnell said the cost to the town would be astronomical if any changes were purposed that they were able to work with which she doesn't see likely, it's been done time and time again.

Mr. Page said that he thinks the Board should send a letter. Ms. Macdonald asked if they would like the letter to go to, MGM or Selectmen or both. Mr. Richards said that he is not sure MGM would have anything to do with it. Ms. Macdonald said that they are the ones that are determining the money. Mr. Richards asked are they determining how it is being spent. Ms. Macdonald said yes that it is a \$100,000 and the town has until 2017 to decide and said that its mitigation for damages that the casino has caused. Mr. Richards said that he thinks there a lot of other issues that are going to be affected by MGM other than the rotary so whatever they need to do. Ms. Macdonald said she

can put a letter together and they can look at it and then decide who they want it to go to. Upon motion duly made by Deborah Bushnell and seconded by Tyde Richards, the Board voted unanimously (3-0) to have the Ms. Macdonald create a letter for their review.

Discussion on possible warrant article on stretch energy code

Mr. Page said that it was brought to the Planning Board's attention that the Town Administrator was looking to put together a warrant article with regards to the stretch energy code from 2010.

Ms. Bushnell said that there is a big difference between the old the stretch energy code and the new stretch energy code. She said that in 2009 the stretch energy code came about and was sought after to many towns surrounding East Longmeadow in 2010, 2011 and 2012 and so forth. Ms. Bushnell said that Monson to her knowledge was the first in the area to adopt it and on July 1st of 2015 the ICC 2012 was adopted which is a more stringent code than the old stretch energy code. She said any town looking to approve the new stretch energy code would be approving the new 2012 stretch energy code. Ms. Bushnell said for East Longmeadow or any town coming forth to try to have stretch energy come into their town it would not be the code of 2009 which is much more lax. It would be the new 2012 stretch energy code which is more stringent. She said that her question would be why, they are eight months into a brand new building code that is extremely energy efficient and that's what they are all adapting to and that's what they are all building to. Her question would be why?

Ms. Macdonald asked the Board if they could address the issue that there are grants available if the town adopts it. Ms. Bushnell said to her knowledge she doesn't have information on grants of 2012 being available. She said that she thinks Longmeadow entertained it but has not adopted it. Ms. Bushnell said that it is new information coming towards them and doesn't feel they have had enough time to do enough homework on it.

Mr. Page said basically you're taking the state regulations and you divide them out so that any builder would have to look at each individual town as far as what the building codes are. Ms. Bushnell said correct. Mr. Page said if he remembers when it came to town meeting that was one of the biggest speaking points. Ms. Bushnell said that it was voted down at town meeting. Mr. Page asked if it is something that has to go through the Planning Board as far as a warrant article because he knows that they held a public hearing on it. Ms. Macdonald said that they did and there are certain issues that the Planning Board is required to respond to that is, "as of right sighting, expedited permitting" and there may be another category that she can't remember off the top of her head. Ms. Bushnell said that she does not see the benefit to the town of East Longmeadow adopting the stretch energy code of 2012.

Mr. Page said his question is if it is going to go onto the warrant it's going to require the Planning Board to have a public hearing on it. Ms. Macdonald said that Mr. Neffinger is looking to put it on the warrant as a general by-law. Ms. Bushnell asked for what gain of the town's people and the builders and businesses in town. Ms. Macdonald said that

she had no idea. She said that there have not been any public hearings, there have not been any meetings.

Mr. Richards said that he would like to know more about what the motivation is to put it on has a warrant that it is really coming at them in the eleventh hour. Mr. Page said in watching the Board of Selectmen's meeting he remembers them taking a vote that March 1st all petitioned articles were to be in and March 8th all other articles were to be in. He said it is April now and they are looking to put additional articles on which he doesn't feel is right and they have already stated the March 8th is the deadline. Mr. Page suggested instead of taking a vote that night they should wait until their next meeting and talk amongst the five of them as far as they support it going forwards.

Miscellaneous

A discussion occurred regarding the upcoming proposed Charter and how it would affect the Planning Board.

With no further business and upon motion duly made by Deborah Bushnell and seconded by Tyde Richards, the Board voted 3-0 to adjourn at 6:30 p.m.

For the Board,

Tyde Richards, Clerk