

East Longmeadow Planning Board
60 Center Square
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Ralph Page, chair

George Kingston, vice chair

Tyde Richards, clerk

Michael Carabetta

Deborah Bushnell

robyn d. macdonald, director

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Minutes of June 28, 2016

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

Joint meeting with Longmeadow Planning Board and Superintendent of Public Works regarding development involving Longmeadow and East Longmeadow

Chair, Ralph Page opened the public meeting and said that the meeting was being recorded for the minutes and ELCT was also recording it. He asked if anyone in the audience is recording the meeting. Chris Goudreau, Reminder Publications and Joselin Sanchez, Secretary for Longmeadow Planning Board. Clerk, Tyde Richards read the legal notice into the record. Present from Longmeadow Planning Board were Chair, Bruce Colton, Walter Gunn, Donald Holland and Heather LaPorte.

Mr. Page said they are there that evening with Mike Crowley to discuss if East Longmeadow and Longmeadow would consider doing a campus style development which goes over the bordering town lines. He said that it is extremely early in the phase and Mr. Crowley just wanted know if both towns would even be willing to take a look at it.

Michael Crowley, Principal with Middle Franklin Development Group, LLC said they are the proposed developer of a portion of the property they will be hearing about that evening. He introduced Rob Levesque from R Levesque Associates and Attorney Jim Martin from Robinson Donovan. Mr. Crowley said that many of them have heard a little bit about the project on a couple of different occasions and said that he would like to speak briefly to the genesis of it. He said close to 2 years ago he was contacted by Baystate Health Systems who at the time had a requirement for a 50,000 square foot of medical office space from the Longmeadow market. Mr. Crowley introduced Steve Savaria from Fuss & O'Neil and said that Baystate Health contacted him knowing that he had development experience in the medical office building sector. He said that Baystate Health asked him if he was aware of any properties that might be suitable to fit their needs. Mr. Crowley said that he has a relationship with Bill Jones who heads the

division of Berkshire Health Systems which is Fairview Extended Care which owns the East Longmeadow Nursing Home at the corner of Dwight and Maple Street. He said that Berkshire owns approximately 20 acres of land and 7.15 acres of those acres are located in Longmeadow and the balance is in East Longmeadow. Mr. Crowley said that the property in Longmeadow is zoned professional, office use allowed by right and the property in East Longmeadow is zoned residence B and the placement of Skilled Nursing Facility is allowed via Special Permit. He said as his concept started to develop he didn't just want to do a single standalone medical building he thought that the property was far more conducive to do something really special to deliver elite medical services to the East Longmeadow and Longmeadow communities as well as to provide a vanguard of sorts of long term health care for seniors as they age. Mr. Crowley said the cooperative agreement that Baystate and Berkshire have forged took quite some time to come to fruition. We have put together and are very much so looking forward to creating a beautiful campus of class A state of the art medical office facilities and a replacement skilled nursing facility. He said that he approached the Longmeadow Planning Board about a year ago and presented the concept which was basically a standalone 50,000 square foot medical office building with approximately 300 parking spaces. Mr. Crowley said at the time Berkshire Health Systems was contemplating replacing their nursing home sometime in the future maybe 3 perhaps 4 years out. He said that his development was going to come out of the ground a bit sooner than Berkshire has anticipated replacing their nursing home. Mr. Crowley said that Berkshire has decided to accelerate their time frame in replacing their nursing home facility and are going through the process with the state. The Skilled Nursing Facility is located on the back portion off of Maple Street. Mr. Crowley said that their intent is to replace the existing 131 beds in a brand new facility that will provide more private rooms and state of the art nursing care. He said that they are contemplating either replacing or renovating the other structure on the site to provide 20 – 25 assisted living beds. Mr. Crowley said that the plan shows the potential of a 50,000 square foot 2-story office building and a placeholder for another potential building in the future. He said that it is totally conceptual and the reason why they are there that evening is to open up a dialog between the two communities particularly the two Planning Boards to see if they could come up with a better way to get the projects permitted so that they are not doing in two filings, one in Longmeadow and one in East Longmeadow. Mr. Crowley said that what happens in one community is going to affect the other, they totally recognize that and they also recognize that traffic is a problem. He said that the intersection is overburdened now and he engaged early on to do a traffic study and when he met with the Longmeadow Planning Board last he mentioned to them that it was very preliminary and they had a long way to go. He said the traffic study that Mr. Savaria conducted for them about a year ago indicated that the intersection is overburdened already and indicated that 50,000 square feet of new medical space would bring more traffic to the project but not to a great extent where it would further denigrate most of the key points. Mr. Crowley stressed once again that it is totally conceptual and they realize it's necessarily going to change and a lot of it will be driven by the result of a traffic study. He said that he shared the traffic study with Longmeadow Planning Board after he commissioned it and subsequently shared it with East Longmeadow Planning Board. Mr. Crowley said that at the time he asked if Longmeadow would consider allowing that basically as a basis for the analysis that would need to be conducted and then if they

could engage a peer review as opposed to reinventing the wheel and going out and hiring another traffic engineer to do the study.

Bruce Colton, Chair of the Longmeadow Planning Board said he is aware that the normal procedure with site design review in Longmeadow and the Board commissions its own traffic study which eliminates any actual conflicts of interest. He said at the time Mr. Crowley was in front of them with his presentation they were told essentially if they had to pay for another traffic study it would kill the project because they didn't have the money. Mr. Colton said that was largely why they agreed somewhat reluctantly to do a peer study or have their experts do a study of their study. Mr. Colton said given the fact the project has changed so much he thinks the Longmeadow Planning Board would want to have Jason DeGray not do a review but a new study of the new project. He said based on previous conversations of their Board they feel that they would be more comfortable commissioning their own study.

Walter Gunn, Longmeadow Planning Board said that Mr. Colton wasn't able to attend the preliminary meeting a week ago. He said that the whole idea was a joint traffic study with East Longmeadow and Longmeadow that they would be comfortable with that because they are both affected by it. Mr. Gunn said that Bob Peirent, Superintendent of highways for the Town of East Longmeadow has been chosen as a point person for all of it. He said that it is so complicated because it is a regional issue and it's no longer Longmeadow and that the project sort of died away because of a funding situation and it is a whole new thing now.

Stephen Crane, Longmeadow Town Manager said that he thinks they are getting a little too far down the road. He said that the purpose of the joint meeting is to get both elected Planning Boards who will be responsible for site plan review and permitting the project to see if they could get comfortable with a playbook that both Boards could live with. Mr. Crane said the Boards will follow their own set of rules but in an integrated way for the development and site plan. He said the purpose of the meeting was to get the two town Boards together to identify the different sets of permitting such as a Special Permit was identified by East Longmeadow and by right development for the part that is in Longmeadow. Mr. Crane said that mitigation will be shared, traffic studies, any environmental impacts and those kind of things. Mr. Crane said that they do not want to focus on the site plan and the traffic study specifically they want to say how are they going to approach all of the those issues.

Mr. Crowley said again that he thinks that one of the issues the two Planning Boards are going to deal with is how the two Planning Boards opt to go in terms of the traffic study. He said obviously they understand it is a necessity and they totally recognize that and he thought that, Fuss & O'Neil being an expert in the field and having done a good deal of the research already, it made a lot of sense to use them and just update the report. Mr. Crowley said that they talked about transiting the scope work or increasing the scope of work and transferring the ownership of that work to the towns jointly and that they would be responsible for paying for that. He said that it would be essentially taking the developer out of the middle of it and that the traffic engineer would be answerable to the two communities regardless of who their client is. Mr. Crowley said that they are amendable to that, they are not trying to avoid their responsibilities

what so ever and point of clarification they couldn't afford to do traffic study. He said that he did say they recognize there is traffic mitigation required at the intersection and they could not bear the full brunt of it and know they are partially contributing to it but they also believe that they could be a big part of the solution by making it a better intersection. Mr. Crowley said they collectively, as a development team adopting some kind of concept that would allow for a much more cohesive development of the 20 acres of land, would be a far superior outcome for the two communities if they so choose to allow the project to be effectively permitted as a single entity as opposed to in two separate silos under two separate communities.

Mr. Page asked Mr. Crowley if they were to do them separately he could go to East Longmeadow for one and go to Longmeadow for the other. Mr. Crowley said yes they could and stressed that the buildings may go in different areas. Mr. Page said then the reason for the meeting is strictly to know whether or not East Longmeadow's Planning Board and Longmeadow's Planning Board would agree to consider possibly a campus style which crosses the property line. He said that permitting and all would have to occur in each town under their own rules so it's simply to look at the use of the property and basically say they would consider going over the property line to make for a better facility. Mr. Crowley said that they are hoping to create a property line there but it's not a necessity and said that it works better for ownership if they could do that but really building over the town line would be helpful.

Mr. Crane said coming up with the framework for areas that would be a shared review, issues that the two Boards can see just by looking at a picture and a building permit is going to be issued by Longmeadow for the Longmeadow portion and a building permit will be issued by East Longmeadow for the East Longmeadow portion. He said that a Special Permit will be granted by East Longmeadow and a by-right approval for Longmeadow. Mr. Crane said he thinks the benefit of working together is if there is insufficient parking on the East Longmeadow side of the line for the Berkshire side of the development but the concept of the campus is to share parking with the 50,000 square foot medical office building that is on the Longmeadow side of the line that even if even the stand along application for one community didn't meet the parking requirements the Boards can identify yes there is shared parking with East Longmeadow. He said that they can accept the site plan that shows the shared parking in between two buildings and a mitigation package that he thinks both towns can benefit from. Both Boards could make a list of things they think are going to be proprietary review for each community.

Mr. Gunn asked if there are any state regulations that have any bearing on a cross town development.

Ms. Macdonald said that she has been researching that to date and hasn't found anything but that's not necessarily the end of it. She said that she and Attorney Martin can work together to try and figure that out.

Attorney James Martin said that he doesn't believe there will be any state regulations for stormwater but there are state regulations in terms of regarding boundaries, zoning and lot lines. He said that it is a conceptual project and the purpose of the meeting is that

while each town will permit the project under their own standards and review the discussion was that it would be a more efficient use of the each towns resources and the flow of the project to share as much information as possible. Attorney Martin said that he thinks it is a good idea to try and identify the things that they agree to share jointly and develop jointly so they will be aware of any issues when they permit the project.

Robert Peirent, Department of Public Works Superintendent said it might be helpful to go through the developer's standpoint where they might be looking for relief from individual community requirements, but plan to meet those requirements holistically. He said for instance whether its setbacks or parking ratios or stormwater, if he could go through that list he thinks it would be helpful for the Planning Boards to understand. Mr. Peirent said if it doesn't affect East Longmeadow's regulations or Longmeadow's then he thinks it could be done independently and if does then it's a shared issue.

Mr. Crowley said setback to a modest extent because if they were to look at just the town line and separate the two properties into two distinct entities they would be required to keep a 10 foot setback off of the property line. He said that would require a green space buffer which would then effectively disengage each property from each other to an extent, not they couldn't have a pedestrian connection but it would be different. He said that it would also shrink the amount of parking which would require them to elongate the parking pushing it towards the corner of the site. Mr. Crowley said that they believe snow removal and snow stacking works better as a cooperative project and there is green space that would provide for that for both projects. He said in terms of all the other issues they meet the zoning requirements and they have sufficient parking, they can handle stormwater management and he thinks to have the stormwater collected between the two properties would make all the sense in the world, it would be cost effective and management effective and allow them to keep more green space. Mr. Crowley said that they are not really asking for a lot of relief other than the setback requirement on the town line and said they meet all the other requirements.

Mr. Colton asked for clarification on the Longmeadow side of the line under depth on the plan there is sufficient parking for the first building and the theoretical building.

Rob Levesque said under the zoning requirements for parking for those two uses they meet the requirements. He said that there are different calculations, one for medical office and the other for professional office and they can meet those requirements on the Longmeadow line. He said that they would desire more for the development itself from a functional point of view because of the medical office and they are able to meet the requirements on either side. Mr. Levesque said that they are well over the requirements on the East Longmeadow side with the joint plan.

Mr. Page said that it is strictly conceptual and a lot of it is going to change from what the actual is and said that it is just a visual to help them.

Mr. Crowley added that the traffic study is going to drive a lot of it and it's going to tell them where points of entry are for the properties and it's going to drive a lot of what is going to happen there.

Donald Holland, Longmeadow Planning Board said that he has a degree in applied mathematic statistics and surveys are among the things he studied. He said one of the problems of a study at this stage is there are many parameters, they don't know if there is going to be a second building and they also need to get a feel for how many exits there are going to be going into Dwight Road so they can get an idea on traffic flow. Mr. Holland said that his business is on Dwight Road far enough away so he is not affected. There are peak times for the cars that are coming out of the nursing home including the ambulances that can sometimes sit there 4 or 5 minutes. Mr. Holland said that they need to get an idea of the amount of traffic flow from one building or two and how many exits there will be in order to have a realistic study.

Mr. Crowley said that he concurs and they don't even know if it is feasible and that is part of the traffic study. He said they have moved that curb cut on Dwight Road farther north so it is offset and north of the Converse Street intersection.

Mr. Crane said that he thinks they are getting too far into the site plan and said the town staff that reviews does the preliminary plan and will be meeting later that week to go through all of that including what is an appropriate scope for a traffic study, what intersection should be looked at and that recommendation will be presented back to the developer for discussion. He said he knows it is conceptual but he would like to see the site plans if they were going to permit it separately to see what the site would look like as a campus, the gains in green space, a more efficient access and things like that. He said if his Board asks him for a recommendation he could give them the reasons of doing it as a campus style and if they would really gain something out of it. Mr. Crane said he would encourage the Chairs not to adjourn without taking a vote to formalize a joint relationship if that is what they want to do so they know at the end of the meeting they know where they are going.

Mr. Kingston said that he would hope that the Maple/Dwight intersection is included in any traffic study that is done. He said one of the big issues is that the back driveway can easily get blocked and if they are increasing the number of people who are entering there from the west and the traffic backs up there suddenly you are backing up traffic on the other side all the way back to the intersection. He said currently in East Longmeadow there are actually four parcels there one of which is not actually owned by Fairview. Mr. Kingston asked if they are planning on consolidating them into one parcel on the East Longmeadow side. Mr. Crowley said yes they are in discussions with the individual that is in control to do an ANR plan to consolidate the parcels. He said that is why they believe the conceptual plan works best for placement of the building but if they can't reach an agreement with that individual it fits otherwise. Mr. Crowley said again time is of the essence and his lease with Baystate requires him to turn the building over to them in October 2018. He said that he realizes it is not going to be a process that is going to happen overnight and it has to take its course and would appreciate at least on the decision side of things, make the decisions that are necessary to move forward in an expedited manner and provide whatever resources are at their disposal.

Attorney Martin suggested that the someone makes a motion to move to work together jointly on the review of the proposed project and then if that vote passes by each Board

then they could have a discussion about what the topics are that the Board would like to see presented jointly or analyzed jointly and they can get those going and submittals can flow freely between Boards and from the developer.

Mr. Page said with that he would like to bring it back to the East Longmeadow Planning Board to approve the working together of the two Boards. Upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted unanimously (4-0) to work with the Longmeadow Planning Board jointly to move forward on review of the Site Plan for the project.

The Longmeadow Planning Board voted to cooperate with the East Longmeadow Planning Board and evaluate the plans for the proposed development that stands at both side of towns corridor with the understanding that neither Board relinquish their statutory requirements set forth in the respective town's by-laws.

Mr. Crane suggested that the two Boards schedule maybe 2 or 3 joint meetings now and then at the staff level they can prepare recommended agenda items that fall into the categories that they have identified as shared review issues. He said they may come up with something they haven't thought of yet or when they meet jointly at their next meeting they may come up with one they haven't thought of and schedule a few meetings out. Mr. Crane said that kind a sets a time line for the developer to communicate back to his clients that here are the check points they will be going with and they could try and target maybe at the third meeting.

Mr. Colton said that he thinks the developer should be required to submit a proposed plan then they are dealing with something specific.

Ms. Macdonald said if she could just address what Mr. Crane was saying. She said that they have a staff administrative meeting scheduled for that week where they can address a lot of the issues. They can each go back to their Boards and let them know exactly what the big picture is to minimize the doubt and set forth some parameters as to exactly what they are going recommend to them to discuss amongst the two of them.

Mr. Holland said so there really isn't anything further they can really discuss that evening.

Attorney Martin said that he was going to suggest if they could come to an agreement that either through staff review before the July 13th meeting that the towns come back with recommendations or references on how the traffic study is going to be handled. He said as a practical matter they can't present anything until they know what the traffic study reveals and what they need to do.

Mr. Holland said if they are looking ahead and having all those joint meetings somewhere along the line whether it's the end of July and they say yes they are going jointly have a survey done. He said that there are certain parameters they need to know for example the building to the left, what type of building is it, what kind of traffic flow can be expected from that building without that kind information a survey can't be

done. Mr. Holland said that they also need to know how many exits are proposed otherwise a traffic study is meaningless.

Mr. Gunn asked Ms. Macdonald even if it is a preliminary set design application usually the plan is pretty much in place and up for discussion. He said that it's not even preliminary it's conceptual and shouldn't there be more detail. Ms. Macdonald said that she thinks the administrative meeting scheduled for that week is the ground on which they can establish that with the developers.

Mr. Colton said that he also thinks the developer should actually file a plan.

Mr. Crane said in defense of the developer until about 5 minutes ago they didn't know how they were going to plan the site.

Mr. Levesque said that they have been working on the project for a long time and the programming is well developed on the property. He said that they have a great deal of information with regard to traffic, surveys and they can put it together in a rapid fashion. Mr. Levesque said that they are not trying to jam it into one town or the other what they want to do is finesse it back & forth and have it work so when they can get to the end of the project everybody's happy. He said that is what Mr. Crowley is working hard to do and has worked with the Town of Longmeadow early on, the project has changed and some of the scope has changed but a lot of what they have done so far is all coming together at this point. He said that the meeting that evening was an opportunity for them to get everyone together before they venture either independent projects with independent site plans or a joint project. Mr. Levesque said that is why they are there and they now understand that it sounds like it is palatable to both Planning Boards to work jointly. He said that they could move rapidly, they could provide certainly the information that everybody needs to get it moving forward

Heather LaPorte, Longmeadow Planning Board asked about the schedules for the meetings.

Mr. Crane said because there is a commitment to meet jointly it is just a statement about summer schedules and if their normal regularly scheduled meetings were on the same date it wouldn't be a problem but they're not. He said that Mr. Crowley has already expressed concerns about the schedule and they need to get it moved quickly so the pressure is on him to have deliverables for the two Boards to consider. Mr. Crowley said that he could have presented the original plan that evening but he doesn't think it is the best plan for the whole project. Mr. Crane said going forward if they want another meeting in the second or third week in August and want a preliminary site plan for that meeting with at least some update on a traffic study even if it's not complete they can deliver it then set up the meeting.

Mr. Crowley said that he would defer that question to Steve Savaria from Fuss & O'Neil and asked if they were engaged to by the towns to update and amend his traffic study how far out would that be.

Steve Savaria said not more than 2 or 3 weeks.

Mr. Crane said to Mr. Crowley that there a lot of other things that could be done to show the Board beside the traffic because he said that traffic is the big issue. He said that everyone knows and agrees with it so it's really a separate track.

Mr. Gunn asked should the Boards immediately agree that evening or should they have two separate plans between the towns and one campus style.

Mr. Richards said that he thinks it just needs one plan campus style because they have already agreed to work together.

Mr. Page asked Mr. Crowley if the first plan he showed was basically the professional building in Longmeadow that he originally developed. Mr. Crowley said that is correct. Mr. Page said if they went forward with just that building that would probably pretty much near the plan he was looking at. Ms. Bushnell added with nothing happening at all in East Longmeadow. Mr. Page said that East Longmeadow would be separate. Ms. Bushnell asked Mr. Crowley if he has a rough conceptual of East Longmeadow.

Mr. Crowley said that it is morphing as they speak and a lot of it will be dictated by whether or not they can come to terms with one of the property owners. He said if not the shape of the building changes and it would still work fine.

Mr. Page asked the Board if they felt comfortable enough with going ahead with just a campus style instead of making them do a separate onsite of what East Longmeadow would look like if they were both done separately.

Mr. Kingston said that he would feel comfortable with it without necessarily agreeing they would approve it until they see what they have got. He said that he is comfortable with the concept.

Attorney Martin said regardless if they look at individual or campus sites they still have the general issues that both towns want to address. He said that was the genesis for the meeting that evening and if they think it is appropriate either that evening or at the staff meeting. Ms. Macdonald said that she thinks the staff meeting. Attorney Martin asked if they want to take over the Fuss & O'Neil traffic study and have them work for them or do they want the developer to continue with Fuss & O'Neil and the towns agree to have their own peer review of Fuss & O'Neil together saving work, effort and money. That's the type of thing as an example of excellent cooperation through their staffs and going forward and be prepared to say at their July 13th meeting.

Ms. Macdonald said that it would be up to the Administration review this week to make that determination and present it to the Boards.

Mr. Crane said they will be ready for that July 13th meeting.

Mr. Colton asked if they are going to have independent meeting with their town. Mr. Crane said that they are all meeting together.

Mr. Levesque said they will achieve that by the 13th and just so that they understand, there's a joint meeting of the town Administrators on Thursday, June 30th. He asked if they will understand their direction on traffic at that meeting and if they can go away and be able to secure a contract with whoever is doing the traffic study. Ms. Macdonald said that she wouldn't say secure the contract but they would have their recommendations for their Boards. Mr. Levesque asked the reality is that they probably won't have traffic information on the 13th is that correct?

Mr. Colton said on the 13th he supposes that the Boards could give them direction on which way to go with the traffic study.

Mr. Crowley said the scope of the project isn't going to change a lot, they are still looking at a 50,000 square foot medical office, they know what the bed replacement is for the skilled nursing facility, they know that they are looking to add between 20 to 23 bed assisted living facility. He said in terms of the traffic study those parameters can be given to the engineer and the engineer analyzes the property subject to that and that is how the traffic study is done.

Mr. Page told Mr. Crowley that he thinks the traffic study is going to come down to the individual Planning Boards deciding whether they want to go out and hire their own individual engineer to do the traffic study, whether they basically agree to have him continue and thinks that is really what it comes down to.

Mr. Gunn said that he will at least endorse that both towns agree on a traffic engineer.

Mr. Crane said that he doesn't agree 100% it's a straight line now and from a staff level you want to make sure the right number of intersections are being addressed, signalization being addressed, enough looking at approaches is being done. He said that he thinks if they just take the metric out the traffic manuals it doesn't feel to him that it captures everything especially now there is going to be a cut through site. Mr. Crane said that there are going to be internal connections and he can't answer what they want to do will address all of those things. He said it may or it may not and that is what they need to get together on.

Ms. Macdonald said that she needs Mr. Peirent to help the Board on it because he is much more knowledgeable then she is on it and he has a lot of questions on the traffic study that they both reviewed. She said that she agrees with Mr. Savaria that they need to deal with on it on an administrative level because Mr. Peirent raised some questions as to which intersections were going to be addressed.

Mr. Crowley said that he agrees with both of them that increasing the scope is necessary. He said that he doesn't want them to leave there thinking there is no real concept, he said that is the concept. Mr. Crowley said that is how they hoped to develop the site. He said the concept is a 50,000 square foot medical office building, 20 to 23 bed assisted living facility, 139 bed replacement skilled nursing facility.

Mr. Levesque asked if there was a reason beyond that night to wait to determine whether the Planning Boards are comfortable with Fuss & O'Neil as the traffic engineer.

The East Longmeadow Planning Board answered yes.

Mr. Kingston said that most of them had not seen the study.

Mr. Gunn said that he doesn't think anyone on the Longmeadow Planning Board has seen them. He said their distribution was limited because it was to give out at their August meeting and they didn't have a quorum and then they decided not to come to the September meeting. Mr. Gunn said that he thinks that he and Mr. Colton were the only two who had copies.

Mr. Peirent commented the traffic study is for a single facility and he wouldn't attempt to judge that. He said that it's the starting point for a more comprehensive study.

Mr. Page said going forward right now they have set an administrative meeting for July 13th and suggested after that meeting then take a look at where the staff progressed at the staff meeting and on the staff level.

Mr. Gunn said that he would be very comfortable if the staff does attend that meeting and say they are comfortable with Fuss & O'Neil going forward. Those are the kind of recommendations they would expect to have. He said he knows they are saying independent but he keeps stressing that all the professional engineers are engineers.

Mr. Page said that they going to meet as a joint Board on July 13th in Longmeadow and meet again as joint Board on August 9th in East Longmeadow. He addressed Mr. Crowley for any questions or comments.

Mr. Crowley thanked the Boards and the level of cooperation and he looks forward to working with both groups. He said that he thinks it is a really exciting project for the two communities and promises to deliver them a wonderful project.

Upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted (4-0) to close the meeting and take a 5 minute recess.

Mr. Page opened the meeting of the East Longmeadow Planning Board without the Longmeadow Planning Board.

Request for Signage – Smoking and Convenience/ Plante Vape, 173 Shaker Road

Clerk, Tyde Richards read a request for signage from Umer Rehman, Smoking and Convenience/ Plante Vape, 173 Shaker Road.

After review of the proposed signage and upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted unanimously (4-0) to approve one building sign measuring 4' x 8' for a total of 24 square feet. The building sign shall not be installed above the roof line and will replace the previous Dick's Variety sign conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Request for Signage – Key Bank, 6 Somers Road

Clerk, Tyde Richards read a request for signage from Key Bank, 6 Somers Road.

After review of the proposed signage and upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted unanimously (4-0) to approve the signs as presented replacing the existing signs measuring a total of 76.79 square feet as follows and conditioned upon the applicant obtaining a sign permit from the Building Inspector:

1. One Monument sign measuring 4' 3" x 51" for a total of 33.45 square feet +/-.
2. One wall sign over customer entrance door measuring 10" x 7' 4" for a total of 7.51 square feet.
3. One building sign facing the rotary measuring 1' 6" x 13' for a total of 21.75 square feet.
4. One parking directional ground sign measuring 1'5" x 3' for a total of 3.01 square feet.
5. One parking directional ground sign measuring 1'5" x 3' for a total of 3.01 square feet.
6. One customer parking ground sign measuring 1'6" x 7'1" for a total of 2.25 square feet.
7. One ATM sign with a total of 5.81 square feet.

The Key Bank logo will not appear on any of the directional ground signs.

Discussion regarding Senate Bill 2311

Mr. Kingston suggested deferring the discussion on Senate Bill 2311 since nothing recent has happened on it and it does not look like it is going move any place in the house. He said that the bill has to do with zoning reform and it's important they all be aware of it and what's in it because it may come back again. Mr. Kingston said that the main issues were the imposing of by right permitting for multi-family housing, cluster development and accessory apartment in some zones in town.

Minutes

The Board reviewed the minutes of May 31, 2016 and upon motion duly made by George Kingston and seconded by Deborah Bushnell voted (4-0) to approve the minutes.

Miscellaneous

Ms. Macdonald informed the Board that she has a meeting scheduled on June 30th for administrative review of the development involving Longmeadow and East Longmeadow. She said the Police Departments and Fire Departments from both towns and the Building Inspector from Longmeadow, Developer, Engineer, Stephen Crane, Bob Peirent and someone from the Longmeadow DPW will all be at the meeting. Ms. Macdonald said that is the beginning of the review and she wanted to make sure the Board knew that there was no way she was going to make any type of decision for anybody. She said that it is a review just like she always does and will bring it back to them.

With no further business and upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted 4-0 to adjourn at 7:30 p.m.

For the Board,

Tyde Richards, Clerk