

# *East Longmeadow Planning Board*

*60 Center Square*

*East Longmeadow, Massachusetts 01028*

*since 1894*

*Telephone: (413) 525-5400- extension 1700 - Facsimile (413) 525-1656*

*Ralph Page, chair*

*George Kingston, vice chair*

*Tyde Richards, clerk*

*Michael Carabetta*

*Deborah Bushnell*

*robyn d. macdonald, director*

*rmacdonald@eastlongmeadowma.gov*

## Minutes of September 6, 2016

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

### Continuation of Public Hearing – Dr. Kevin Coughlin, 250 North Main Street

Acting Chair, George Kingston continued the public hearing of Dr. Kevin Coughlin for 250 North Main Street.

Mr. Carabetta recused himself because he was not part of the original discussions.

Mr. Kingston said that Fire Chief Paul Morrissette was present.

Ms. Macdonald said that Mr. Weiner and Chief Morrissette met that afternoon.

Chief Morrissette said the he met Mr. Weiner late that afternoon and he didn't have a chance to write anything. He said that Mr. Weiner submitted a revised drawing that allows for the turning radius and they went over the code requirements and he recommended approval contingent on approving from the Fire Department as long as Mr. Weiner does what he says he is going to do. Chief Morrissette said the turning radius and the drawings he submitted work for them, the drawing is going to be stamped by Mr. Weiner and he is going to put a notation on the stamped drawing stating the codes that he's following. As long as that happens and it's built that way the Fire Department is good.

Mr. Kingston asked Mr. Weiner if he had anything else he would like to present.

Gary Weiner said for the record the plans that were discussed with the Fire Chief show the changed radiuses which allow for traffic without crossing the center line. Mr. Weiner said that the final plans will have the wording notations certifying the radiuses and also the fire code references about backing up.

Mr. Kingston said his only question is a technical one in that they will need to get a new plan with the new information on it, the certification that it meets the NFPA.

Mr. Weiner said that there is no statement of certification on the plan and said that they can conditionally approve subject to the wording required by the Fire Department. He said the plan itself is approved in terms of the radius and engineering but if they were able to condition approval based upon the wording and certification of the ability for a fire apparatus not to cross the center line of isle areas he would be fine with that.

Chief Morrissette added understanding that a turnaround would be backing into that spot. He said that he would actually write it up the next day and e-mail it to Ms. Macdonald so that she has it for the file.

Mr. Kingston said his only question is on a technicality and said that they have the Chief's verbal agreement, they have the verbal statement that will be on there and asked Ms. Macdonald if they close the public hearing can they still accept the plans. Ms. Macdonald said yes they can because she does not anticipate any changes. She said if they decide they are going to make any changes they have to go through the whole process again.

Kimberly Masiuk, Associated Builders said that Ms. Macdonald has a copy of the letter of commitment that is in regards to requesting a waiver traffic study in lieu of a traffic mitigation fund and their gift in the amount of \$8,500.

Mr. Richards read the request into the record from Dr. Kevin Coughlin.

Mr. Kingston asked Ms. Macdonald if the letter is in a suitable format. Ms. Macdonald said that the letter is and they also have an agreement that would need to be signed and then the Planning Board has to sign an affidavit that they'll state it. Mr. Kingston said so they can proceed and addressed the audience for any questions. There being none and upon motion duly made by Deborah Bushnell and seconded by Tyde Richards, the Board voted unanimously (3-0) to close the public hearing. Upon motion duly made by Deborah Bushnell and seconded Tyde Richards, the Board voted unanimously (3-0) to approve contingent on the certification of fire apparatus not to cross the center line of isle areas and the statement added with regard to the new regulations.

#### Waivers of Site Plan Review Approved

Kim's Nails & Spa, 174 North Main Street

Pure Barre, 432 North Main Street

Massachusetts Tae Kwondo, 50 Bond Avenue

Choi's World Tae Kwondo, 576 North Main Street

#### Request for Signage – Mattress Firm, 32 Center Square

Clerk, Tyde Richards read a request for signage from Mattress Firm.

After review of the proposed signage and upon motion duly made by Michael Carabetta and seconded by Deborah Bushnell, the Board voted unanimously (4-0) to approve the proposed building signage measuring 90.3 square feet in size and two directory signs measuring 8.34 square feet each, for a total of 98.64 square feet for all signs for Mattress Firm. 32 Center Square conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Request for Extension – Green Wich Restaurant Special Permit, 14 Maple Street

Mr. Kingston said they have a request for extension of the Special Permit for Green Wich Restaurant, 14 Maple Street and said that they have started work there. Ms. Macdonald said that they have started without a permit and said that she was dealing with that issue all day. She said before the permit was granted they were supposed to get permission from the Health Department because there are grease trap issues and they did not do that. Ms. Macdonald said that they have started their interior construction without a permit. The Interim Building Inspector was going to deal with that day but they were back logged with other issues and is not sure if he was able to do it or not. She did speak with the people and told them that their Special Permit expires next week and she gave them a courtesy wakeup that they need to do it.

Mr. Richards read into the record a Request for Extension of the Special Permit from Harry Cromwell issued to Green Wich on March 16, 2016 to operate a restaurant at 14 Maple Street. Mr. Kingston said that they didn't ask for a specific time frame and asked the Board if they would like to offer them another 6 months?

After discussion the Board voted unanimously (4-0) to extend the Special Permit for 6months.

Minutes

The Board reviewed the minutes of August 9, 2016 and upon motion duly made by Deborah Bushnell and seconded by Michael Carabetta, the Board voted (4-0) to approve the minutes.

Miscellaneous

Mr. Kingston said that he looked over the note Ms. Macdonald sent on the changes to the by-law to bring them into compliance with the Charter. He said that they look good and Ms. Macdonald was going to come up with some other suggested by-law changes before they schedule the hearing. Ms. Macdonald said that she has been meeting with the Town Manager and they are trying to figure out the procedure as it is a different procedure then it was before. She said if the Council approves it they have two meetings and they have to announce it at two meetings. She said that the question is will the Planning Board and the Council have a joint meeting because meeting of the Council and meeting of the Planning Board are both required so they are still working on the format for that.

Mr. Carabetta asked if the Planning Board would have the hearing and make a recommendation to that Board. Ms. Macdonald said yes and the way she looks at it is the request comes from either the Planning Board or a petition from a resident and it goes to either the Manager or the Council directly. She said that it ends up with the Council and they say they want the Board and say that they want the Board to hold a hearing. However they can hold a joint hearing that would save time and money. Once the Council's public hearing is closed then the time limit starts and said if they are at a joint meeting the Planning Board closed their hearing the time doesn't start until the Council closes their public hearing.

Mr. Kingston suggested that they proceed with just the changes and bring it into line with the Charter because they are non-controversial, learn the process, go through it and then once they know how it's supposed to work and how it does work in practice they can come up with other changes in the future. Ms. Macdonald said that she had a meeting that day with one of the Council members as well as the Town Manager and the Council person that they met with that day wants to set up a review committee to prepare and make changes to the zoning by-laws. Mr. Kingston said they should move it forward and see how it works out and if they want to appoint a committee then he said the he would be very happy to meet with them. Ms. Macdonald said that she is not sure she can move it forward. Mr. Kingston said that they can't let them forget it. Ms. Macdonald said that she has turned the paper in for the changes with regard to the references to the Selectmen. Mr. Kingston asked who she turned it in. Ms. Macdonald said to the Town Manager and the one Council person and said that she will make sure she stays on top of it. Mr. Kingston said the way things are supposed to be are to the Council is through the Town Clerk. Ms. Macdonald said not according to Attorney Donahue and that is why she is all over the place. Mr. Kingston said that is what the Council has said at their initial couple of meetings was that anything that was going to the Council should be submitted through the Town Clerk and he spoke with the Council Chair specifically who told him that. Ms. Macdonald said that she prepared everything that was supposed to be presented.

With no further business and upon motion duly made by Michael Carabetta and seconded by Deborah Bushnell, voted 4-0 to adjourn at 6:30 p.m.

For the Board,

Tyde Richards, Clerk