

# *East Longmeadow Planning Board*

*60 Center Square*

*East Longmeadow, Massachusetts 01028*

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

*since 1894*

*Ralph Page, chair*

*George Kingston, vice chair*

*Tyde Richards, clerk*

*Michael Carabetta*

*Deborah Bushnell*

*robyn d. macdonald, director*

*rmacdonald@eastlongmeadowma.gov*

## Minutes of February 21, 2017

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

### Revised parking for Self-Storage Facility, 91 Industrial Drive

Edward Bellerose, Owner of the Self-Storage was present.

Mr. Richards read into the record a letter from Robert Peirent:

I have reviewed the proposed modifications to the previously approved stormwater design at 91 Industrial Drive as originally described in Gary P. Weiner's letter dated January 24, 2017 and updated on February 17, 2017 and again on February 21, 2017 including two cross-section sheets, a partial site plan and attached calculations. Mr. Weiner's design modification includes filling in a stormwater trench with crushed stone to create additional vehicle parking and storage areas and replacing the lost storage volume with a 24-inch diameter by 100 foot+/- long perforated ADS pipe located below the invert of the existing trench. The updated cross-section sheets fully address my previous comments.

Mr. Page said at this time the units are all built out and originally when he came in he was doing it in phases, correct.

Edward Bellerose said correct and they still have two additional buildings that they can build in the future. He said the reason why they want to move the parking 18 feet to the west is so they can do a foundation and that would allow them 80 feet for parking instead of 60 feet.

Mr. Page said right now building three would be the next one constructed, building four isn't in and they are looking to fill in the drainage swale and allow outside parking.

Mr. Bellerose said as the demand comes they will build the buildings.

Mr. Page said that he noticed on the original plan they had 5 parking spaces and on the new plan they are looking for 8 spaces. Mr. Bellerose said that is the other side. Mr. Page said the distance is still the same. Mr. Bellerose said yes it is and they have put the spaces on an angle. Mr. Page said he looked up what was approved and looking at the new one, the drainage plan shows all the drainage up in the front of the building and a very little swale on the side with only a 2 foot difference. He asked if that was the way it was constructed or is there a larger gully on the side now than what they are using for drainage.

Mr. Bellerose said the water drains from the middle of the property to the left and right and then it angles down and they haven't had any water issues.

Mr. Kingston asked if the two in the front will also be filled. Mr. Bellerose said that they aren't touching the front. Mr. Kingston said that they are not shown on the plan. Mr. Bellerose said that he thinks he just addressed the parking.

Mr. Page said that they are only looking at a parking plan not a Site Plan and one of his only concerns is for the neighbors viewing it and looked through the by-laws and it states for outside storage that the fencing should be opaque. He suggested along the side where everything is going to go is that he place slats in the fencing to make that section opaque. Mr. Bellerose said security-wise it will make it a little more difficult for the police.

Mr. Kingston said that the police will be looking from the street not the neighboring property side.

Mr. Page said that he looked at the plan that was all completed and they aren't asking for any outside storage. He said that he was assuming if another building gets built the outside storage may or may not disappear. Mr. Page said if the Board approves it they would be approving the outside storage.

Mr. Richards asked if Mr. Peirent is okay with it. Mr. Page said that Mr. Peirent is okay with storm drainage. Mr. Richards said that Mr. Peirent said from a construction stand point he is okay with what they want to do and there is no zoning ordinance by him doing it. Mr. Page said the only thing stated in the zoning ordinance is in industrial garden park outside storage shall be surrounded by an opaque fence. Mr. Richards said that he knows they have to adhere to the by-laws but he sees the problem from a security standpoint.

Mr. Bellerose said that the other 2 storage facilities don't have slots on their fencing and they have parking up against their fencing.

There being no more further discussion and upon motion duly made by George Kingston and seconded by Tyde Richards, the Board vote unanimously (3-0) to approve the change to the Site Plan subject to the fence along the outside storage be made opaque.

Waivers of Site Plan Reviews Approved

PM Appraisal Services, Inc. 245 Shaker Road

American Auto Sport, 22 Indiana Street

Embrace Home Loans, 48 Center Square

Perron's Automotive, 197 Shaker Road

Request for Signage – The Reserve at East Longmeadow, 741 Parker Street

Clerk, Tyde Richards read a request for signage from The Reserve at East Longmeadow, 741 Parker Street.

After review of the proposed signage and upon motion duly made by George Kingston and seconded by Tyde Richards, the Board voted unanimously (3-0) to approve a double-faced ground sign measuring 26 square feet for 741 Parker Street conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Request for Signage – Home Goods, 431 North Main Street

Clerk, Tyde Richards read a request for signage from Home Goods, 431 North Main Street.

After review of the proposed signage and upon motion duly made by George Kingston and seconded by Tyde Richards, the Board voted unanimously (3-0) to approve the ground sign, replacing the existing ground sign on the Big Y ground sign measuring 48" x 96" with two panels for a total of 32 square feet conditioned upon the applicant obtaining a sign permit from the Building Inspector

ANR – 154 & 156 Hampden Road

After review of the ANR the Board voted not to endorse on the grounds that the plan does not meet the standards required to be endorsed by the Planning Board. The Board determined that the applicant would have to get approval under the Subdivision Control Law because the lots presented do not have sufficient frontage on a way.

Upon motion duly made George Kingston and seconded by Tyde Richards, the Board voted unanimously (3-0) to deny the ANR for 154 & 156 Hampden Road because it is not an approval not required plan.

Discussion regarding 330 Chestnut Street

Ms. Macdonald said she and Town Manager met with Frank Fitzgerald, Joe Connelly, Joe Tikini, Rob Leveque and Steve Saveria to discuss possibilities for the property located at 330 Chestnut Street. She said that they have exhausted all of their thoughts and have tried to market it for years.

Mr. Page said that he & Tyde had a quick discussion and he was looking at retail stores Section 7.39 under Industrial Garden Park that the retail stores they approved before can only be 10% of the facility and selling what they are manufacturing.

Ms. Macdonald said at the meeting they are interested in creating a mixed use district and wanted to know if the Board would be open to the possibility of discussing it. She said that there is approximately 43.4 acres on the parcel it would be a complete demo and they would really like to market it. Ms. Macdonald said as part of economic development they are trying to bring business into town and keep what they have.

Mr. Kingston asked what mixed uses are they talking about? Ms. Macdonald said they just want to know if the Board is willing to look at a different district maybe an overlay. She said all they wanted to do is to know whether or not they would be open to discussion.

Mr. Page said that he was wondering if the parcel is part of West Mass. Ms. Macdonald said no.

Mr. Kingston said that he would be perfectly willing to discuss it and would like to hear what uses they want to put in there. Ms. Macdonald said they haven't decided they really wanted to talk to the town and see what the town might be interested in. Ms. Macdonald said that they were a great group of people and it's a huge piece of property and the town has always asked what is going to be done with that eye sore. She said if they are open to discussion that is all they really wanted to know right now.

Mr. Page said one of the major concerns with developing the area is the intersection. He said if they are looking to develop it they are looking at access making sure vehicles can get in & out of there. Mr. Kingston said and depending on what they want to put in there it would certainly have to be compatible with rest of the town.

Mr. Page said that he is personally completely open to hearing anyone's thoughts on it and Mr. Kingston & Mr. Richards also agreed.

### Minutes

The Board reviewed the minutes of February 7, 2017 and upon motion duly made by George Kingston and second by Tyde Richards, the Board voted unanimously (3-0) to approve the minutes.

### Miscellaneous

Ms. Macdonald told the Board that the Board of Health meeting is the next evening and they will be addressing the petitioned article to ban Recreational Marijuana and they have asked for input from all the departments. Mr. Page said he spoke with the Health Inspector and told her that he was attending and there are areas to talk about. Ms. Macdonald said the zoning by-law changes and the map request public hearings have been scheduled for the 14<sup>th</sup> at 6:00 p.m. & 6:30 p.m. She thinks it is important that they

are there in case they have to discuss their recommendation and the by-law changes were submitted by the Planning Board.

Mr. Page said he was at the Council's meeting when the second public hearing was held for the Community Development Block Grant and it seemed to go over very well. He said that he was surprised how much money they were talking about. Ms. Macdonald said that they are looking at housing rehab, architectural barrier removal design, ADA Self Evaluation & Transition, ADA Sidewalk Infrastructure Sidewalk Improvement and a Mobile Food Pantry and they are sharing with Hampden. She said that they are hopeful and they did send out a survey on Town Hall Elevator Study and they are hoping to use that as well everything else they have worked with.

Ms. Macdonald informed the Board that L. E. Belcher has sold the gas station to a marketing group out of Woodbridge, Virginia. Mr. Page asked with the sale of that can they do a transfer of the Special Permit. Ms. Macdonald said they aren't sure and she has been talking with Jim Shiels and he may be able to do a novation. It hasn't gotten that far yet. They are willing to go through any changes they need to do even if they need to re-permit. Mr. Richards asked if they have any idea on the cobrand. Ms. Macdonald said they still have not said.

Ms. Macdonald said that the Maple Street & Dwight Road project went before Town Council and they will be submitting plans to her so that she can distribute to the Board site plans to show them what their proposal is going to be so that they are prepared for the joint meeting on March 1<sup>st</sup>. The purpose of the joint meeting with Longmeadow is to discuss the distribution of the DIF percentage as well as any questions they might have regarding the Site Plan.

Mr. Page said that the Pioneer Planning Commission held a seminar with Senator Jim Walsh and two members of the State Treasury with regards to Marijuana establishments which is the recreational side of the marijuana. He said that it was extremely informative and he brought back some handouts that highlight a few things. The State is in the same boat as the Town's and they are rushing to catch up. He said they are looking to submit new regulations and they are looking for some input from the Town's as far as what their concerns are.

With no further business and upon motion duly made by George Kingston and seconded by Tyde Richards, the Board voted 3-0 to adjourn at 7:00 p.m.

For the Board,

Ralph Page, Chair