

**TOWN OF EAST LONGMEADOW  
SPECIAL TOWN MEETING  
October 17, 2005**

In accordance with the warrant of the Selectman, a Special Town Meeting was held in the Auditorium of the East Longmeadow High School on Monday evening, October 17, 2005. Town Moderator, Mr. James Sheils was absent and substitute moderator Richard Brown called the meeting to order at 7:10 PM there being 133 registered voters present. Mr. Brown offered the opening prayer and led the assembly in the Pledge of Allegiance. Mr. Brown then proceeded with some housekeeping issues: The location of emergency exits and The Town Moderator will be in charge and make the final judgment on votes requiring a majority vote vs. a teller count, i.e., if a small amount of nays are heard and it is under the majority needed, the Town Moderator can pass the motion without a teller count. This motion was made and presented to the audience and passed unanimously.

**Article 1**

**Citizen Petition – Amend Zoning Ordinance by Adding Congregate Elderly and Handicapped Housing to Ordinance in which Assisted Living is Permitted.**

Motioned that the Town amend the Zoning Ordinance for the Town of East Longmeadow, Massachusetts by adding Congregate Elderly and Handicapped Housing (already defined in the Ordinance) to corresponding sections of the Ordinance in which Assisted Living is permitted pursuant to the rules and regulations of the By-Law.

A Voter Information hand out was distributed:

Voter Information for Article One of the Town Warrant  
Congregate Elderly Senior Residence

This residence is a “suit” only facility. The suites do not have full kitchens. All residents eat “congregate style”. The facility is not medically licensed. A resident of the facility enters into a non-subsidized lease or rental arrangement. In return for one monthly fee the resident receives a package of services, including the following:

- Three meals a day served in common dining room
- All utilities, except telephone
- Light housekeeping and linens
- Strong social activity program and fitness programs
- Transportation to and from local desired locations
- Security program/live-in management

**Article 1 cont.**

This is what is termed “active retirement living”. Typically many of the residents of this type of facility are from the local area and have a desire to remain close to family and friends. Many are tired of being burdened with the responsibilities of a larger home. In addition, they are slowing down physically. Many have lost a spouse and therefore loneliness has an impact on their eating and other physical habits, generally to their detriment. Congregate living often bolsters the psychological and physical well-being of its residents.

Passed 2/3 Majority as declared by Town Moderator.

**Article 2****Board of Selectmen – Amend 1991 Zoning By-Law to Add New Definitions to Section VII, Highly Hazardous Chemical.**

Motioned that the Town amend the East Longmeadow Zoning By-Law, 1991 Revision by adding new definitions to Section VII – Definitions as follows: Highly Hazardous Chemicals – a substance possessing toxic, reactive, flammable, or explosive properties and specified by paragraph (a)(1) of this section:

- a) 1. This section applies to:
  - i. A process which involves a chemical at or above specified threshold quantities;
  - ii. A process which involved a flammable liquid or gas on site in one location, in a quantity of 10,000 pounds or more except for:
    - a. Hydrocarbon fuels used solely for workplace consumption as a fuel (e.g., propane used for comfort heating, gasoline for vehicle refueling), if such fuels are not a part of a process containing another highly hazardous chemical covered by this standard;
    - b. Flammable liquids stored in atmospheric tanks or transferred which are kept below their normal boiling point without benefit of chilling or refrigeration.
- b) 2. This section does not apply to:
  - i. Retail facilities;
  - ii. Oil or gas drilling or servicing operations; or,
  - iii. Normally unoccupied remote facilities.

Process – any activity involving a highly hazardous chemical including any use, storage, manufacturing, handling, or the on-site movement of such chemicals, or combination of these activities. For purposes of this definition, any groups of vessels which are interconnected and separate vessels which are located such that a highly hazardous chemical could be involved in a potential release shall be considered a single process.

Passed Unanimously.

### Article 3

#### **Planning Board – Amend the Zoning By-Law by Correcting an Inadvertent Omission of Text in the Table of Dimensional Regulations in the Industrial District.**

Motioned that the Town amend the East Longmeadow Zoning By-law, 1991 Revision, pursuant to M.G.L. Chapter 40A to make changes for the purpose of correcting an inadvertent omission of text in the Table of Dimensional Regulations in the Industrial District, as described:

#### **3.2 - Dimensional and Density Regulations, Industrial District.**

By adding under the heading of “Any permitted use” the following:

Min. Lot Area (Sq.ft.) or as noted: “none”

Min. Frontage (feet): “none”

Min. Setback (feet): “25”

Min. Side Yard (feet): “12”

Min. Rear Yard (feet): “25”

Min. Setback Accessory (feet): “25”

Min. Height (feet): “50”

Max Lot Coverage (%): “60”

And, to further add the word “**district**” after ‘abutting a residence’

And, to further add “**industrial district**” to ‘abutting a commercial, business or’.

Passed Unanimously.

### Article 4

#### **Planning Board – Amend the Zoning By-Laws, 1991 Revision by Adding a Sentence to Section 3.342.**

Motioned that the Town amend the East Longmeadow Zoning By-law, 1991 Revision, pursuant to M.G. L. Chapter 40A to make changes for the purpose of adding a sentence to Section 3.342:

Section 3.342: Lot Coverage

“Building area should not exceed 60% of the lot area.”

Passed unanimously.

## **Article 5**

### **Planning Board – Amend the Zoning By-Law, 1991 Revision by Adding New Definitions to Section VII.**

Motioned that the Town amend the East Longmeadow Zoning By-law, 1991 Revision, pursuant to M.G.L. Chapter 40 A to make changes for the purpose of adding a new definition to Section VII – Definitions, as follows:

**BUFFER AREA** – A strip or strips of land densely planted (or having equal natural growth as approved by the Planning Board), with shrubs and/or trees at least four feet high at time of planting, of a type that will form year-round dense screening. Such area must be without buildings, structures, parking or other accessory uses, except that a public road right-of-way may pass through a buffer as close to 90% as possible and any fencing, for noise abatement, security or grading, as deemed appropriate by the Planning Board.

Passed unanimously.

## **Article 6**

### **Planning Board – Appropriate funds from the Planning Department Expenses Account to the Planning Department Salary Account.**

Motioned that the Town appropriate and transfer funds from the Planning Department Expenses to the Planning Department Salary Account in the amount of \$3,998.02 as recommended by the Planning Board.

Passed unanimously.

## **Motion to Adjourn**

The Special Town Meeting was adjourned at 7:54 p.m., the business of the Warrant having been completed.

### **Certificate of Quorum**

This is to certify that more than 100 Registered Voters were present at the Special Town Meeting held on October 17, 2005.

Voter attendance was recorded as follows:

Precinct 1	48
Precinct 2	22
Precinct 3	31
Precinct 4	32
	<b>133</b>

A True Record: Attest:

Thomas P. Florence  
Town Clerk