

**Planning Board – Regular Meeting**  
Longmeadow High School – Meeting Room A15  
535 Bliss Road, Longmeadow, MA

*Wednesday, September 4<sup>th</sup>, 2019 7:00 p.m.*

**Members Present:** Donald Holland, Chair; Walter Gunn, Clerk; Ken Taylor, Bruce Colton.

**Members Absent:** Heather Laporte.

**Others Present:** Attorney James Martin, Town Counsel Jesse Belcher-Timme, Pride Station Attorney James Channing, Mr. Bob Bolduc.

The **Planning Board Regular Meeting** was called to order at 7:07 p.m. by Chair Donald Holland.

**Repetitive Application Request - Pride Station, 1730 Longmeadow St.**

Mr. Bolduc and Mr. Channing highlighted the project changes that are reflected in the new application:

1. The gas station's store will undergo a complete renovation with colonial aesthetics and the now Pride-owned property to the south of the station will be renovated to accommodate a drive-thru restaurant; this particular building (which sits on the Town of Enfield) and its vehicular traffic will be integrated with the traffic flow from the gas station.
2. The two existing curb cuts that provide vehicular access to the station from Rt. 5 will be reduced in width and turned into single-direction for incoming traffic. In addition, a third curb cut further south will be available to accommodate incoming and outgoing vehicular traffic from both the station and the restaurant. The curb cut on South Ave. will be exclusively for outgoing traffic.
3. The existing white picket fence was assumed to be representative of the state line; a recent survey has indicated that the actual state line is 16' south of the fence.
4. The project has been filed with the Town of Enfield and CT DOT.
5. A new traffic consultant was involved and, according to their report, the traffic issues on the intersection of Rt. 5/Booth Rd./South Ave are being generated by an underutilized right-turn-only lane into Booth Rd.; utilizing this lane for northbound traffic and generating a lane merge further into the Town of Longmeadow is proposed as an alternative..
6. As car service revenues are down an estimated 25% in recent years it is presumed that the project won't generate an increase in vehicular traffic; the additional pump will alleviate congestion within the site.
7. Mismatches between past Longmeadow and Enfield applications have been resolved.

The Planning Board deliberated over the significance of the changes and the supporting documents that were received: a stormwater management plan (a stormwater bylaw was implemented since the last application was reviewed) as well as professional engineer-stamped drawings were missing from the application. A point of contention was the applicant-sponsored traffic study, which lacked information on impacts, traffic flow and fails to address mitigation; such studies are typically performed by a third party appointed by the Board to facilitate objectivity. In addition, the applicant strongly believes that any issues on said intersection are caused by a flawed street design and not the gas station itself

In looking at the repetitive application's timeline and statutes prohibiting the approval of the application prior to the end of the two-year ban, as well as the missing documents and the absence of a board member, the Board and the applicant agreed to take no action on tonight's request for a repetitive application and any documents that will complete the application will be submitted prior to the October meeting, at which time the Board can make a decision on whether the application is complete. Select Board Chairwoman Ms. Angelides will look into the timeline and extent of the upcoming town's traffic study to be sponsored by MGM to see if any pertinent information can be utilized by the Planning Board to review this case.

**Discussion – Tennessee Gas Pipeline / Columbia Gas Activities**

Mr. Colton provided the Board with copies of a letter published in a local paper written by Ms. Michele Marantz on behalf of the Longmeadow Pipeline Awareness Group to counteract the message contained in the postcard Columbia Gas recently mailed out to all residents. The postcard has been characterized by many as misleading. Both Tennessee Gas Pipeline and Columbia Gas have yet to answer the community’s inquiries related to the exact scope of work at the Longmeadow Country Club site, therefore there is no statement on work commencement at this time, leading to further concerns and speculation. The bylaw passed at the May Town Meeting (Article XV “Restrictions for Facilities of Natural Gas Utilities”) remains pending at the Attorney General’s office, who has requested an extension and now has an October 28 deadline; a key point is the whether the bylaw requires input from the Historic Commission. Ms. Angelides indicated that the Town of Longmeadow has retained a law firm for the purposes of consulting on the complexity of the matter and communications have begun with Tennessee Gas Pipeline, which is a separate entity from Columbia Gas and wishes to be treated as such.

**Meeting Minutes Review:**

1. Public Hearing August 15, 2019: Walter Gunn made a motion to accept the minutes as presented and Donald Holland seconded the motion. All in favor 4-0 meeting minutes approved as presented.
2. Regular Meeting August 15, 2019: Walter Gunn made a motion to accept the minutes as amended and Donald Holland seconded the motion. All in favor 4-0 meeting minutes approved as amended.

Ken Taylor made a motion to adjourn the meeting and Walter Gunn seconded the motion, all in favor 4-0 with none opposed, meeting adjourned at 8:43 pm.

Respectfully submitted,

*Bianca Damiano*