

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

Wednesday, October 2nd, 2019 7:00 p.m.

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

Members Absent: Heather Laporte.

Others Present: Pride Station Attorney James Channing, Mr. Bob Bolduc, Brendan Greeley, Zane Mirkin, Emily Evans, John Lemanski, Father Christopher J. Waitekus, Marc Strange, Steve Saveria.

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

Discussion – Curb Cuts at 66 Dwight Rd.:

Property owner Zane Mirkin and Attorney Brendan Greely are requesting the removal of a curb island at the entrance of their property site; the island was re-designed with new granite curbs during the reconfiguration of the Dwight Rd./Williams St. intersection project. The island and a gate were part of the requirements set forth by the Planning Board during the project’s Site and Design Review application nearly 10 years ago; however, within the past year the gate was removed at the request of the Town and approved by the Planning Board to accommodate new sidewalks and the island was reconfigured and refurbished with granite curbs, with such re-design proving to be inconvenient for drivers, according to Mr. Mirkin and Mr. Greely. The interim Town Manager indicated in a statement that, while the property owners had reviewed and approved the curb enhancements in drawings presented to them, modifications can be made at the owner’s expense with approval from the Planning Board. Chair Donald Holland encouraged Mr. Mirkin and Mr. Greely to present at a future meeting a new design that represents a consensus between the property owners, the Town’s engineering department and the Town’s Traffic Safety Director with the condition that the design must maintain an element prohibiting the left turns upon exiting the site, such as “no left turn” sign during specific hours of the day, angled curbs or other. In the case of a sign, its language must be approved by the Safety Director.

Documents presented: Site entrance photos from 2016 and 2018.

Sign Application – St. Mary’s Church, 58 Hopkins Place, Case #20191002-1

Father Christopher Waitekus and John Lemanski presented a rendering showing the existing sign to be refurbished with new materials with all aspects of the existing sign (size, illumination, colors) shown as existing to remain. The application fee was waived due to the religious nature of the applicant. Bruce Colton made a motion to approve the sign application as presented and Ken Taylor seconded the motion, all in favor 4-0, motion passed.

Documents presented: complete sign application and sign rendering dated July 2, 2019.

Sign Application – Lululemon, 686 Bliss Rd., Case #20191002-2

Emily Evans, representing property owner, presented the application for a sign consisting of straight acrylic red letters with has received the approval of Longmeadow Shops Manager Steve Walker. The store, deemed a “pop-up” will be open from November to April. Bruce Colton made a motion to approve the sign application as presented and Ken Taylor seconded the motion, all in favor 4-0, motion passed.

Documents presented: complete sign application and payment.

Repetitive Application Request (Continuation) - Pride Station, 1730 Longmeadow St.

Mr. Steve Saveria, Senior Project Manager of the engineering firm Fuss & O’Neill, was invited to explain the general characteristics of traffic studies and how they are typically handled. He stated for the record that both

the Planning Board and the applicant have retained Fuss & O'Neill in the past as consultants. He went on to explain that, typically, the traffic impact study reports found in permitting application processes are performed by engineering firms hired by the applicants. Peer review reports, on the other hand, are performed by an third-party engineering firm typically hired by a public body when said body requires the assistance of professionals to review a traffic impact study that has been presented in a case; it is unusual for a public body to hire an engineering firm to do a brand-new traffic study when one has already been presented by an applicant. After the report is released the peer reviewer, traffic study professionals and public body communicate and work together to clarify the data collected and come to an understanding of its interpretation. Firms such as Fuss & O'Neill have extensive experience in traffic impact studies as well as peer reviews and comply with nationally-recognized industry standards when it comes to preparing such documents. Data is typically collected mechanically and is valid for approximately two years.

The scope of the MGM traffic impact study currently underway in our town prevents it from being used to see any impacts Pride Station's project may have on its current location, therefore Walter Gunn recommended that Fuss & O'Neill provide the Planning Board with a proposal for a peer review at their next meeting; should the proposal be approved, the firm would be hired at the applicant's expense. The rest of the board members agreed with the recommendation of receiving and reviewing Fuss & O'Neill's proposal.

Other issues raised in the previous meeting, such as stormwater management plans and drawings stamped by professional engineers, will be presented by the applicant after the peer review report is released and discussed by all parties.

Meeting Minutes Review:

1. Regular Meeting September 4, 2019: Bruce Colton made a motion to accept the minutes as presented and Ken Taylor seconded the motion. All in favor 4-0 meeting minutes approved as amended.

Walter Gunn made a motion to adjourn the meeting and Bruce Colton seconded the motion, all in favor 4-0 with none opposed, meeting adjourned at 8:20 pm.

Respectfully submitted,

Bianca Damiano