

Planning Board –Regular Meeting

Longmeadow Public Schools Office, Meeting Room A15 – 535 Bliss Road, Longmeadow MA 01106
Zoom Virtual Platform – www.zoom.us, P: 646-558-8656, Meeting ID: 811 5391 6923, Password: 856548
Wednesday January 11th, 2023 7:00 p.m.

Members Present: Cheryl Thibodeau, Chair; Walter Gunn, Clerk; Bruce Colton, Chris Legiadre, Don Holland.

Members Absent: None.

Others Present: Assist. TM Corrin Meise-Munns, Harry Auerbach, Dan Zwirko, Jason Tsitso, Bill Fletcher, Michael Serrichio

The *Planning Board Hybrid Regular Meeting* was called to order at 7:02pm by Chair Cheryl Thibodeau.

Meeting Minutes Review:

1. **Public Hearings and Regular Meeting December 7th, 2022:** Walter Gunn made a motion, and was seconded by Bruce Colton, to accept the minutes as presented. Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Holland: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

Site & Design Review Application, Request for Amendment to Waiver – One Way Brewing, 807 Maple Rd., – Case #20220601:

Mr. Tsitso seeks to amend the Request for Waiver of Site & Design Review that was submitted back in June 2022. The design modification consists of installing an 8' x 24' shipping container on the east wall of the business complex (directly adjacent to Frankie's Pizza) in order to serve the customers who would be sitting on the 20-seat seasonal patio that was already approved. The total area of the patio and shipping container is expected to be 15' x 38' and the property owner has submitted written approval of this scheme. During the off-season, the shipping container would serve as storage for all the elements that compose the seasonal patio.

The board members and Director of Planning pondered on the best path forward for this unique project that is not as impactful in size and scope of work as the major projects that typically triggers Site & Design Reviews but its purpose may impact the abutting residential district. Due to the permanent nature of the shipping container as an accessory structure, the fact that that beverages would be serve from this structure when the patio is in operation and that abutters may not be aware of this proposed activity, it was determined that the matter would be continued to allow for the following:

- a) Board of Health and Longmeadow Fire Department to provide input on the operations of the container and its location within the site.
- b) A professional engineer is to sign off on the clearances for nearby parking spaces, per the decision issued in June 2022.
- c) Abutters be notified of this tenant's intent.

Chair Cheryl Thibodeau made a motion, and was seconded by Don Holland, to continue the matter to the February 6th meeting to allow the Director of Planning and the applicant to work on the conditions mentioned above. Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Holland: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

Sign Application – One Way Brewing, 807 Maple Rd., – Case #20230111-1:

Walter Gunn made a motion, and was seconded by Chris Legiadre, to accept the sign application for “One Way Brewing”, case # 20230111-1 as complete. Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Holland: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

Mr. Tsitso presented a rendering displaying a 10' long x 3' high internally-illuminated box roof sign to be mounted with a structure identical to the abutting business' sign that was recently approved by the board, “Frankie's Pizza”. This is a departure from the original round design that had been submitted as part of the original application. With that said, Walter Gunn made a motion, and was seconded by Bruce Colton, to approve the sign application for “One Way Brewing”, case # 20230111-1 as presented in the application amendment. Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Holland: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

Documents presented: Complete Sign Application with Amended Rendering noted 2023-01-09.

Sign Application – “Fletcher’s BBQ”, 408 Longmeadow St., – Case #20230111-2:

Walter Gunn made a motion, and was seconded by Bruce Colton, to accept the sign application for “Fletcher’s BBQ”, case # 20230111-2 as complete. Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Holland: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

Agnoli Sign’s Harry Auerbach, representing Mr. Bill Fletcher, presented the design as a series of flat cut aluminum letters to be painted white that spell the name “Fletcher’s” to be mounted on wall-mounted aluminum rails that will be installed just above the storefront system; a smaller rectangular black aluminum piece spelling “bbq shop & steakhouse” in white letters will accompany the larger white letters. The entire sign area is to be 40’ sq. ft. and will be lit by 3 gooseneck fixtures as shown on the plan submitted. The business owner is proposing an all-black painted treatment to the façade that will generate a color contrast between the sign and its background. Additionally, it was verified that the business’ façade area stands at 407 sq. ft, therefore the sign is also compliant under the Zoning Bylaw’s Article XIII, Section I requirement of capping signs’ total area at 10% of the total façade’s surface area. With that said, Walter Gunn made a motion, and was seconded by Bruce Colton, to approve the sign application for “Fletcher’s BBQ”, case # 20230111-2 as presented. Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Holland: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

Documents presented: Complete Sign Application with Agnoli Sign Shop Drawing dated 12-16-22V.

Other Business:

1. The Town Engineer and Director of Planning Corrin Meise-Munns have been working with the Pioneer Valley Planning Commission (PVPC) to conduct a regulatory review of General Bylaws governing development (Article 6 Chapters 600-800), Zoning Bylaws, and Subdivision Rules and Regulations with the purpose of bringing them into compliance with the 2016 MS4 stormwater management permit. Ms. Meise-Munns indicated that this regulatory review also provided an opportunity to better streamline certain processes and to ensure compatibility across town codes to ensure they properly reference each other, don't require contradictory processes, and create awareness among applicants of all permitting requirements. Longmeadow is an MS4 community but has been behind in implementing all aspects of it, hence the need for the regulatory review currently underway. The PVPC has provided various recommendations that range from mandatory legal language to be inserted in the bylaws, to language that is strongly recommended to ensure the community’s goals are met to maintain the Town’s MS4 status under the state and EPA but can be modified by the board as they deem necessary; all recommendations that fall under the purview of the Planning Board are for both the Zoning Bylaws and the Subdivision Rules and Regulations. Due to the warrant article deadline for Town Meeting (and other Planning Board requirements for a public hearing before Town Meeting on any recommended zoning changes), Ms. Meise-Munns presented the proposed Zoning Bylaw changes to the Planning Board to provide ample review time prior to an upcoming joint Select Board / Planning Board meeting where the recommendations are to be presented by PVPC and prior to the Planning Board’s imminent vote on the matter later this year.
2. The Long Range Plan’s steering committee is schedule to have its kick-off meeting on January 23.
3. The Building Department has officially welcomed two part-time code enforcement officer to help track Zoning Bylaw violations across town.

Don Holland made a motion, and was seconded by Walter Gunn, to adjourn the meeting. Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Holland: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed, meeting adjourned at 8:31pm.

Respectfully submitted,

Bianca Damiano