

## Planning Board –Regular Meeting

Longmeadow Adult Center’s Classroom 2 – 211 Maple Road, Longmeadow MA 01106  
Zoom Virtual Platform – [www.zoom.us](http://www.zoom.us), P: 646-558-8656, Meeting ID: 857 6817 8961, Password: 862592  
Wednesday August 16<sup>th</sup>, 2023 7:00 p.m.

**Members Present:** Cheryl Thibodeau, Chair; Walter Gunn, Clerk; Bruce Colton, R. Bryant Miller, Chris Legiadre.

**Members Absent:** None

**Others Present:** Director of Planning Corrin Meise-Munns, Glenmeadow CEO Anne Thomas, Meagan Carrier, Kelsey McDonald, Craig Swanson, Teresa Sergentanis, John Cauley, Aaron Mendelsonn, Annette Lerner, David Leslie, Jeff Squire, Philippe Saad, Frank Quigley, Merrie & Joe Kaye, Linda Donohue, Bill Donohue, Joy Peterson, Mary Meehan, Mark, St. Lawrence, Shirley Levitz, Stephen Burrall, Joanne Bosquette, Amy Santarelli.

The *Planning Board Hybrid Regular Meeting* was called to order at 7:05pm by Chair Cheryl Thibodeau.

### **Introduction to New Town Counsel: Mead, Talerman & Costa:**

Ms. Meise-Munns introduced Attorney Jason (Jay) Talerman from the Newburyport-based firm Mead Talerman & Costa, he’s a former partner for renowned firm KP Law and who has accrued extensive experience in land use matters through his representation of various municipalities over time. The firm’s partners, in their spare time, also serve on land use matters at the boards and commissions of their respective places of residence. The board welcomed Mr. Talerman and is excited for the new collaboration moving forward.

### **Meeting Minutes Review:**

1. Regular Meeting July 12<sup>th</sup>, 2023: review of these minutes was deferred to the next available meeting.

### **Public Hearing for Site & Design Review Application – Glenmeadow Inc., 24 Tabor Crossing – Case #20230712-2:**

Walter Gunn made a motion, and was seconded by Bruce Colton, to open the public hearing for the aforementioned case. Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Miller: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

Glenmeadow OPM Mr. Frank Quigley discussed the following items:

- a) The project consists of an approximately 2,600 sq. ft. one-story building addition within the 23-acre property to allow for a pool area expansion and additional space for fitness rooms. The existing underground mechanical room is to be refurbished to accommodate the new pool equipment.
- b) The new larger structure will replace the existing nearly 30-year old pool enclosure that lacks adequate insulation and roof structure.
- c) The existing parking is to remain though new walkways and curbs are being proposed to ensure pedestrian safety.
- d) Given the negligible increase in stormwater runoff from this addition, the existing drainage system is to remain intact, though downspouts will convey roof runoff to a central controlled outlet location with adequate scoring and erosion controls in place.
- e) After discussions with the abutters, an updated staging and construction traffic plan have been developed, where heavy equipment and construction material displacement will avoid the use of Tabor Crossing to access the site by utilizing another entry point located farther west. Any use of Tabor Crossing for necessary construction activity will be performed with caution, proper notice to abutters and any damages that are detected after project completion will be remediated at Glenmeadow’s expense. While there are easements in place for Tabor Crossing, it was unclear if their scope included language on construction use easements.
- f) The project does not increase the bed capacity and represents only an improvement to the existing building for the exclusive use of its residents. This was reiterated to address public concerns of traffic upticks.
- g) Claims of the reinstatement of a program called “Lifestyle Pass”, which provided non-Glenmeadow residents from nearby neighborhoods access to the fitness facilities for a fee, were addressed: the program was discontinued at the start of the pandemic and Glenmeadow has no plans to reinstate it.
- h) Glenmeadow and Villas of Glenmeadow, while a unified project years ago, are nowadays separate entities known as lots 5 and 5.
- i) Construction activity is expected to last approximately 12 months.

Director of Planning Corrin Meise-Munns indicated that town departments have reviewed this application and have no objections or do not have jurisdiction. DPW, in particular, has reviewed the total area to be disturbed and such quantity does not trigger additional site permitting.

Comments from the public in favor or against the matter:

- Joe Kaye (17 Burns Meadow.): is a Villas of Glenmeadow resident speaking on behalf of its residents. He indicated that as abutters they aren't opposed to the project but do have concerns with traffic during construction, the uncertainty about the "Lifestyle Pass" program and its impact on traffic conditions in the area. He did acknowledge that Mr. Quigley's comments have provided the clarity sought out in recent weeks by the group but inquired about how applicant can request and obtain a waiver of documents listed on the application checklist.
- Merrie Kaye (17 Burns Meadow): is also a Villas of Glenmeadow resident and pointed to a seeming contradiction of statements regarding the "Lifestyle Pass", as newsletters posted on Glenmeadow's website suggest that the new amenities would be open to the general public.
- Linda Donoghue (69 Tabor Crossing): is in favor of the project and also had concerns over the "Lifestyle Pass" and the seemingly contradictory statements.
- Anne Thomas (Glenmeadow CEO): is in favor of the project and assumed responsibility for the misleading content in past newsletters. She emphatically stated that the "Lifestyle Pass" program will not be reinstated. As a non-profit organization she acknowledged the challenges of a competitive field and the need to continuously provide amenities to current and prospective residents but a program such as the "Pass" wouldn't be a feasible opportunity to increase revenue.
- Merle Ryan (24 Tabor Crossing): is a Glenmeadow resident and president of its Residents Association in favor of the project, she encouraged the board to approve the application as the projects will greatly improve the mental, emotional and physical wellbeing of the residents.

Board members discussed the legal ramifications of the "Lifestyle Pass" as an activity within a residential zone; they also agreed that the project was eligible for a waiver of traffic study requirements due to its scope and impact on the surrounding community. Additionally, Chris Legiadre encouraged the two parties to research the specific terms stated on the Tabor Crossing easements to ensure that construction use is accounted for.

Chris Legiadre made a motion, and was seconded by Bruce Colton, to close the public hearing for Glenmeadow's Site & Design Review application at 24 Tabor Crossing . Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Miller: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

Chair Cheryl Thibodeau made a motion, and was seconded by Walter Gunn, to approve the Site & Design Review application for Glenmeadow' addition project at 24 Tabor Crossing, case # 20230712-2 with the clarification that the project is a one-story structure as opposed to a two-story structure per the application for and with the following conditions:

1. Glenmeadow Wellness Center shall not be a commercial facility (except as may be approved under Zoning By-laws) and its use is to be limited by residents of Glenmeadow, their families and their temporary guests.
2. Execution of a construction access agreement or proof of such existing agreement for use of Lot 4 entrance from Converse Street between Glenmeadow Inc. and Villas of Glenmeadow prior to issuance of a building permit.

Roll call vote – Ms. Thibodeau: yes; Mr. Gunn: yes, Mr. Colton: yes; Mr. Miller: yes; Mr. Legiadre: yes. All in favor 5-0, motion passed.

*Documents Presented: Existing Plan LC-100, Site Plan LC-111, Construction Logistics Plan 08.16.2023 and Renderings, herman & Frydryk Survey Plan dated 09.28.2012*

**Long Range Plan "Kitchen Conversation" Meeting**

As Planning Board representatives on the Long Range Plan Steering Committee, Chair Cheryl Thibodeau and Bruce Colton have been encouraged by the subconsultant spearheading the effort to have informal discussions with various groups regarding life in Longmeadow, its strengths and its drawbacks. This is a sample of the Question & Answer session among those present:

- a) What makes Longmeadow a great place to live?
  - Access to shopping centers, great public safety system, availability of sidewalks in most neighborhoods, reputable public school system, ample availability of parks and open space.

- The town is forward-thinking on matters related to energy and sustainability, actively seeking solutions on that front.
- b) What are the least favorite things about living in Longmeadow?
- Speeding issues on many streets, inconsistency of zoning bylaw enforcements—though the recent hiring of Code Enforcement Officers may change that.
  - Scarcity of adequate and affordable housing for certain demographics, especially those at the latter stages in life.
- c) What are some opportunities that Longmeadow could take advantage of?
- Thoughtful development of the remaining vacant land in order to meet targeted housing needs.
  - Ensure food security through programs that encourage small-scale local farming in specific areas in town.
- d) What are some challenges that Longmeadow needs to overcome?
- Rising taxes and public support for the potential creation of small new zone districts that would allow controlled growth or the ability to address specific issues.
  - Improve the accessibility of historical town records.
  - Job retention and inability of the Town as an organization to be competitive, the constant employee turnover hampers continuity of service, though this has been experienced by other municipalities in recent years.

Chair Cheryl Thibodeau made a motion, and was seconded by Bruce Colton, to adjourn the meeting. All in favor 5-0, motion passed, meeting adjourned at 9:17 pm.

Respectfully submitted,

*Bianca Damiano*