

**Minutes of Public Hearing
March 23, 2005
Town House 7:00**

Members in Attendance: John D. Flynn, Chair, Melissa Reeves, Joseph “Charlie” Dolben, Joseph Kruzel, Robert Majkut

Members Absent: Anthony Bongorni, Associate Member

Mary Lyon, Case 2005-A– John Flynn, Chair re-opened the Public Hearing. Rebecca Sherer, Tighe and Bond, 53 Southampton Road, Westfield, MA handed three booklets to the Board and one to Gary Weiner, Ecotec Environmental, 180 Denslow Road East Longmeadow. Weiner is the town engineer on this project. The booklet is a response to a letter from Weiner to the Planning Board asking about certain issues with this project. Sherer explained there is a cover letter with four (4) appendixes. The letter requested a locus plan be put in. The current plans have a locus plan put in. Sherer told the Board the Conservation Commission had requested documentation of the drainage calculations and soil analysis. These have been included in this booklet. This booklet includes a traffic study summary.

The traffic study was done during peak hours. It also includes shift changes and church services along with peak flow times. The overall indication of this traffic study is that Main Street is operating at about a quarter of the total vehicles per hour that it can handle.

When new signage is decided upon it will be submitted to the Board for approval.

Flynn questioned the increase in size of the purposed new dumpsters. Currently the dumpster size is six (6) cubic yards and eight (8) cubic yards and the increase will be to two ten (10) cubic yards. Flynn asked where they will be put. Sherer answered they will be in the same spot the dumpster company said they would fit in the same area.

Sherer turned the presentation over to Scott Langrin, Landscape Architect, Boston, MA. Langrin had a drawing of the purposed landscaping to be done to Mary Lyon. The plan showed eight (8) street trees in the front of the building. Two (2) of the trees are currently in place. There will be heavy foundation planting. The plan showed three (3) courtyards and these would have foundation planting also. Flynn asked if the street trees would block any visibility when coming out of the driveway? Langrin told the Board the trees would be high enough as not to block any vision. Langrin went on to explain the side of the building nearest the Village Mart would have buffer planting. Flynn asked how close to the edge of the property line the planting is. Langrin’s reply was twenty five (25) feet maybe twenty two (22) feet. Langrin then measured and found it was eighteen (18) feet. Flynn again asked if all the green on the left hand side would be purposed planting. Langrin answered yes. Flynn asked what would be the narrowest point to the property line. Langrin answered it would be twelve (12) feet. Flynn then stated the driveway for

the Village Mart would not then be passable for trucks. Steve Levin representative for the owner G&L Hampden, LLC said he and Gary Mayotte, 204 Glendale Road, owner of Village Mart, 43 Somers Road would talk and come to a mutual agreement for both parties.

Dave Miles, Architectural Team, Boston, MA took over explaining the outside appearance of the building. The siding will be clapboard and the windows will have shutters and trim. This will dress up the existing part of the building. The drawing Miles had, had no views from the west just the front section.

Miles presented drawings of the inside of the building. The front section will have eighteen (18) beds. The left side will have forty (40) beds and the back section will have fifty four (54) beds bringing the total beds to one hundred and twelve. The ambulance drop off will be on the right side of the building leaving the left side quiet for the Alzheimer patients. The feeling is they should be disturbed as little as possible. The parking on the east side will hold eighteen (18) parking spaces. The west side of the building will contain forty one (41) parking spaces. The plan for the front is five (5) purposed spaces for parking. A total of sixty four (64) parking spaces are purposed for the facility. Peter Hatch, Fire Chief, felt as far as the fire lanes and proper parking spaces it is pretty much under control. . Jeffrey Roberts, Robinson Donovan, PC, 1500 Main Street, Suite 1600, Springfield, MA, 01115 told the Board at present the parking capacity runs about ninety five to ninety six percent capacity. In adding twelve beds the Home is required to add only one CNA to staff.

Hatch agreed with the double doors to the entrances. The back deck area will need a ramp for emergency situations. Hatch asked how they would get a lawn mower out the good size courtyards. Levin explained the courtyards would not contain grass but ground cover and if the need for a lawn mower occurs they will but a small shed in the courtyard. Hatch questioned the lack of sidewalks around the building if there is ever a need for evacuation from the back of the building. Levin explained the Conservation Commission had a problem with putting sidewalks that close to the river. Sherer said she would check with the Conservation Commission. Levin told the Board they would rather have side walks as than hard pack. Flynn felt as long as it is a good solid base it would work. Levin explained there would be a brand new generator and nurse calls.

Weiner asked about the five (5) parking spaces in the front of the building. He wanted to know if that is one of the reasons for going to Zoning Board of Appeals. Roberts answered yes; it is part of the non conforming issue. Flynn asked if the parking in the front in the drop off lane is new, he did not remember seeing it on the first print. Hatch added the front parking is in violation of the fire lane.

How will snow removal be handled, Flynn asked? Sherer said the snow will be pushed to the shaded green areas (toward the buffer area toward Village Mart). The feeling from the Board was concern for the blocking of parking spaces with snow. Sherer explained if it starts to get blocked up the snow will be removed from the site. The east side of the

building has ample room for snow removal. Nothing will get pushed down to the river. Richard Jones, 10 River Park Drive, also Zoning Board of Appeals (ZBA) reported the Chair of the ZBA counted fifty two (52) cars at Mary Lyon on Tuesday, giving everyone something to think about.

Weiner explained to the Board in the letter that Attorney Roberts sent on recommendations, the portion about ground water and the expansion of the septic needs to be addressed. Weiner felt the bylaw should be looked at by legal eyes to see what a ruling would be. Weiner wanted to go on record stating the new system would be helpful and the discharge would be cleaner than the present system. The way the Bylaw is written may stop the expansion of the system. Roberts felt if that was the case all project would have to keep the same size system and nothing would progress. Joseph Kruzel asked if the DEP ordered the system to be fixed even if the addition did not happen. Roberts said the DEP still feels it needs to be fixed. Weiner wanted to reiterate the fact the ground water quality would be much better with a new system in place.

The Board had no other questions.

Weiner thought the westerly side should be looked at as far as snow plowing and or removal. The Village Mart driveway should be also looked at. The canopy from the first set of drawings is now gone. If the roof is cantilevered it will be fine. The Board still has issues with parking that have to be resolved. The Board will also need a report from the Conservation Commission.

The Board had no other questions or comments and asked the team to come back and continue this meeting with the issues resolved. The next meeting will be April 13th at 7:00. They will meet with the ZBA on May 10th they still have to make a number of findings with the ZBA.

Flynn stated at 8:24 the meeting would continue on April 13, 2005 at 7:00

Submitted by Jane M. Budynkiewicz, Clerk