

The following members attended the public meeting:

Doreen Prouty-Chairperson
James Marmo-Vice Chairperson
Joseph Conte-Clerk
Larry Hoague-Clerk
Betty Manchino-Secretary

1. Case #1815-Hunter Development

Chairperson Prouty opened this public hearing at 6:30PM by reading the public notice. Sitting on this case was Prouty, Marmo, and Hoague.

Mr. Frisbee, 45 Old Farm Road, East Longmeadow, owner of the property at 241 South Westfield Street, explained to the board that he is seeking a minor change to the original special permit #1777 to allow more parking at the premises of 241 South Westfield Street. This parking would be at the rear of the building whereby employees would utilize this parking area and enter the building by a rear entrance.

Chairperson Prouty questioned why a deed for this property had not been submitted with the application and that it is necessary. A copy of the deed must be submitted.

Vice-Chair Marmo questioned if the proposed 22 feet allowed in the plan would be appropriate space for delivery trucks.

Mr. Hoague questioned the pedestrian safety with the main flow with the center aisle between the two buildings. He wants to make sure the cross easements of the property are in place for this property. Mr. Frisbee stated that the cross easements were needed for the original site plan approval and should be on file with the land court. Chairperson Prouty explained that the board needed the easements to be filed and for Mr. Frisbee to check with the land court to see if they had been processed.

Vice-Chair Marmo questioned if there is enough space for tractor trailers to make deliveries in the travel lane space proposed. Mr. Frisbee stated that they will set perimeters for delivery trucks to go to the rear of the building and they will try to limit the time for deliveries.

Vice-Chair Marmo questioned Mr. Frisbee if Checkard's Sports Bar has already signed an agreement for the proposed building. Mr. Frisbee stated no agreement has been signed for any tenant. Chairperson Prouty reminded the board that we are here only to accept a parking petition. The board does not act on what establishments are placed in this project.

Mr. Frisbee had a response from the Engineering Department regarding this proposed plan and read it into the record.

All members of the board agreed that a member should meet with the engineering department to discuss the space radius for tractor trailers to drive around the building.

Chairperson Prouty read into the record the memo from the Planning Board and the memo from Safety Officer Niles. Safety Officer Niles had a question on the effect of this parking on the Q-Line at the Bank drive thru.

Chairperson Prouty read into the record various letters the board had received on this issue. One from Edward Connors, 222 South Westfield Street opposing this permit for traffic issues, Frances and Robert Albro, 1059 Shoemaker Lane, Anthony and Kathleen Albro, 267 South Westfield Street, all in opposition for safety reasons for granting this permit.

Mr. Conte stated that copies of these letters should be sent to the Safety Officer for his review. Ms. Prouty stated she will contact Sgt. Niles.

Chairperson Prouty opened the hearing to the public and Kathleen Albro, 267 South Westfield Street spoke in opposition to this permit. Bill Czarnecki, 1061 Shoemaker Lane stated that more parking would only make the traffic problem worse in that area. Mr. Anthony Albro, 1059 Shoemaker Lane, who had concerns of the traffic flow for tractor trailers in the area. Mr. Richard Taylor, 268 South Westfield Street, commended the board for they are doing with this project but hope they will consider the major traffic issues. Mr. Robert Young, 216 South Westfield Street, questioned if a traffic study of this area had been done and was advised by Mr. Frisbee that one had been filed with the Planning Board. Mr. Young does not feel that tractor trailer trucks are going to pass through this area and requested the board to review the traffic study on file.

Chairperson Prouty read into the record a letter from Diane Juzba, 189 South Westfield Street, in opposition to this permit

Vice-Chair Marmo and Mr. Conte agreed that a meeting with the Engineering Department and an evaluation of the traffic study must be done before any action can be made on this permit. They also feel a report from the Safety Officer is necessary.

Chairperson Prouty stated that Mr. Frisbee still needs to be heard by the conservation commission and made the motion to continue this public hearing until March 10th after the 6:40PM hearing slated seconded by Vice-Chair Marmo.

The hearing will be continued to Monday March 10, 2008 after the scheduled 6:40 PM hearing. Meeting was closed at 6:40PM.

2. Approval of Minutes

January 28th, motion by Prouty seconded by Conte all in favor.

February 11th, motion by Conte seconded by Hoague all in favor.

February 22nd, motion by Conte seconded by Marmo all in favor.

3. Chairperson Prouty presented a letter she had drafted regarding Michael B'Shara's Restaurant. Basically they will notify the petitioner, set a time limit and then proceed with the proper action on this permit.

Members agreed to the time limit of May 15th.

Chairperson Prouty made the motion to adjourn at 8:35PM seconded by Mr. Hoague. All were in favor, none opposed.