MASTER PLAN

EAST LONGMEADOW, MASSACHUSETTS

DECEMBER, 1976

MASTER PLAN COMMITTEE

R. Walter Clarke, Planning Board, Chairman
Joseph F. Dilk, Jr., Industrial Development Committee
K. M. Munnich, George Boyle, Lower Pioneer Valley Regional Planning Committee
Alfred A. Melien, Jr., Board of Public Works
A. T. Rintoul, Edward W. Betterley, Finance Committee
Mrs. Lillian Cella, Council on Aging
Mrs. Jeanne P. Goodlatte, Historical Commission
James M. Towle, Republican Town Committee
R. Paul Landry, Democratic Town Committee
John M. Whalen, Ralph Rinaldi, Recreation Department
Paul D. Adornato, Conservation Commission
Alfred J. Monahan, Board of Selectmen
Mrs. Beverly Buckley, School Committee

BOARD OF SELECTMEN

John Lundgren
Richard Hickey
Alfred J. Monahan

PLANNING BOARD

James L. Shriver
William O. Dietsche
R. Walter Clarke
Joseph M. Cangro
Robert O. Ouellette

TPA SERVICES, CONSULTANTS

NEW HAVEN, CONNECTICUT

NTS
ARE THEY STILL IN BUSINESS?

TABLE OF CONTENTS

MAPS

INTRODUCTION

East Longmeadow has been a political entity for only 81 years (incorporated 1894) although this area was settled in 1740. With the advent of mass transit and later the automobile, the Town, like many of its neighbors in the Springfield Holyoke Region, began to move out and away from practically self-sufficient status. Today the Town depends on others for its public water, fuel, electricity, and sewage disposal, to name a few essential services. Health services and many cultural and entertainment opportunities are available only out of Town. And the Town's commercial and industrial enterprises employ both local residents and out of towners, just as many town residents depend on employment out of Town.

East Longmeadow is an integral part of the Region, to some extent affecting, and being affected by everything that goes on outside the Town. Many events and actions are beyond Town control, but within the Town boundaries, the actions of Town government and the private sector can and do affect the lives of the residents.

The Master Plan document is intended to analyze the resources, possibilities and needs of the Town. On the basis of these studies and analyses, and with the advice and cooperation of the other boards, commissions, and the public, the Master Plan establishes a series of long range goals for Town development, guidelines for the accomplishing of these goals, and specific recommendations, both long and short range, for actions to implement the Master Plan.

The Master Plan represents the best thinking of the majority of concerned people at a given point in time. It is not a fixed blueprint for actions, but rather an overall guide and framework within which public and private development take place. Some parts of the Master Plan should be reviewed and reevaluated each year; some every five years when regional census data are available.

The Master Plan recommendations for zoning by-law changes cannot become effective until and unless they are adopted by Town Meeting. Amendments to the subdivision regulations cannot become effective until after a public hearing and adoption by the Planning Board.

GOALS & OBJECTIVES

The purpose of the Master Plan is to encourage and guide the expected Town growth in ways that will develop the best overall environment for the townspeople who will live or work or play in East Longmeadow. To this end, a series of preliminary goals are proposed, including the following:

General Growth - the use for development purposes of only the land types and locations that are the most suitable for residential, business, industrial, and other purposes;

preserve for agriculture, conservation, recreation, and community facilities lands that are best suited for these purposes, and not for other development;

continue to acquire open space in subdivisions and provide in zoning and subdivision regulations for open space, or "cluster" type design;

encourage the preservation of historic and scenic features throughout the Town.

Housing - continue to provide a range of choices in lot sizes to encourage a diversity of housing types with residential densities varying from 4 families per acre in the core areas, depending on soils conditions and the availability of utilities;

establish limited areas, related to full utility service and proposed future mass transit, for multifamily housing under strict controls;

encourage the use of land only in the most suitable locations for the Town's elder citizens' housing and supporting facilities; such housing financially aided when required, but also including market rate housing.

Economic Development - is vital to the Town, to help finance expansion of the public plant, services, programs and operational costs as the population increases;

areas for business growth on Shaker Road south of Chestnut should be expanded, or newly designated, for diversified but integrated business and commercial development, regulated by new zoning by-laws to prevent strip type development;

the Industrial Garden Park (IGP) should be expanded northerly to permit new industrial growth to keep pace with the population growth; and to replace IGP land south of Denslow Road that is proposed to continue in agricultural uses.

Open Space and Conservation - of natural areas are essential to preserve the character of the Town and some 10% to 12% of the Town's land area should eventually remain in a natural state;

brooks and streams need protection from encroachments to assure storm water runoff as well as to preserve their visual effects;

watercourses, swamps, tree belts and other natural areas to break up the monotony of the "street after street" and "house after house" type development should be preserved to form natural neighborhood boundaries and to prevent urban land pattern development;

steep slopes should be developed at low densities if at all, and ridge tops should be left in their natural state.

Recreation - is a vital element in a residential community and some recreational land and a variety of facilities for all ages should be within a reasonable distance of all residents' homes, and major employment centers;

a program for land acquisition and development of recreational facilities should be adopted and implemented;

recreational land acquisition, development, and programs should be coordinated with related facilities under the School Board and the Conservation Commission, to avoid duplication, and to assure maximum benefit from operational costs, and to assure maximum use over the longest time periods of the year;

a reasonable percentage of each subdivision should be permanently reserved for recreation or open space.

Public Facilities - the planning for and provision of adequate public facilities and utilities should be a continuous program regularly reviewed in the light of recent and proposed development, and should meet the needs of present and future populations. They should be provided in the most efficient manner, with costs related to the benefits received and to the taxpayers' ability to pay.

Schools - the Gates Avenue school site appears adequate for the mid-range, but an additional school site in the southeast section will probably be required long range. A multi-use site, for school, recreation and conservation is proposed.

Public Utilities - Sewers - will eventually be needed in most developed sections of the Town. The Master Plan proposes that all new developments be connected to the existing sewer system or such system extended without cost to the town. Where land is subdivided outside the range of existing sewers, or sewers under construction, building development should be limited to those

land areas where the existing soils, at locations and at levels where leaching fields will be installed, can properly assure safe disposals of sewage effluent, as indicated by the Soils Conservation Service report and maps of East Longmeadow, dated April 1974, together with on-site investigations.

Water - will be needed to serve all developed areas of the Town, not only for domestic and industrial use, but for fire protection. A new pump and storage tank are needed to increase pressure both now and in the future, in the low pressure system.

Solid Waste Disposal - has been the subject of numerous studies on the state, regional, and subregional (Springfield) levels. Serious consideration is being given to recycling and recovery of resources, and the potential for producing energy, as well as for the actual disposal of solid wastes. Under this type of program, East Longmeadow is and will always be too small in population to operate individually. The Master Plan proposes that the Town work with its neighbors toward a multi-town approach to solid waste recycling and disposal.

PROGRAMS TO ACCOMPLISH GOALS

General

Basically, growth stems from the actions of two broad groups - the public and the private sectors of the economy. Federal, State and regional agencies have to do with the use of land. East Longmeadow, however, working within these outside constraints, has much to say about the uses of its own lands through zoning and subdivision control. Also, the citizens, at town meetings, determine expenditures of public funds that provide for the construction and operation of the Town's public facilities and services.

The Master Plan process is itself a part of the Town's continuing program looking to the best uses of land for the best future town environment.

Housing

Both the East Longmeadow Housing Authority (ELHA) and Brownstone Gardens (Retirement Living) have plans and programs somewhat flexible, for additional low and moderate rental elderly housing. These should be encouraged to continue, and the Master Plan discusses potential future sites.

In the area between Westwood Avenue, the golf course and the railroad, revisions to the street pattern are proposed. A program to eliminate unneeded streets, and improve others, to make all the suitable land available for economical development by private owner should be started. This will require additional help, in the Town Engineer's Office, or by consultants, or a combination of both, and will result in benefits to the Town, the small lot owners, and families who are in need of moderate cost housing. A program to accomplish this planning, including the disposition or retention of town "tax lots" will come under the Planning Board, Conservation & Recreation Commissions, Town Engineer, and the Department of Public Works, with town meeting making the final decisions.

Further public discussion of the multifamily housing proposals should precede the Planning Board's public hearing, after which action by town meeting will be required.

Economic Development

Implementation of Master Plan proposals to expand the economic base should involve several groups and programs. Business expansion south of Chestnut Street opposite the Industrial Garden Park will require both map and by-law changes, and Planning Board and town meeting action. Such changes will make it possible for private enterprise to make its plans for development.

Expansion of the Industrial Garden Park toward Chestnut Street will require zoning map changes. The street extension connecting Chestnut Street and Industrial Road will need a program for planning, construction and timing, involving at least the Planning Board, Department of Public Works, the Springfield Area Development Corp. and the property owners. The program for this new area should compliment and augment the present Industrial Garden Park.

Another program, involving the above agencies, is needed to plan, at least in a preliminary way, the extension of the street between Industrial Drive and Denslow Road, to provide the most flexible subdivision of industrial sites while preserving open space around the pond and Jawbuck Brook.

Open Space & Conservation & Recreation

The program of reviewing and updating the Subdivision Regulations and the Zoning By Law by the Planning Board should continue, until the Master Plan proposals for preserving streambelts under the Hatch Act, and until new requirements for soil erosion and sediment control are implemented.

The study program of tax lots in the Westwood Road area previously noted should result in a consolidation of useable land areas for both conservation and recreation.

The present program of Conservation Commission acceptance of areas resulting from subdivision of land should be continued. The adoption of "cluster zoning" should result in setting aside larger land areas for conservation and recreation.

The long range program for acquisition of major tracts should be continued, with adequate funding to make the most advantageous use of all available funds, including State and Federal funds.

The Recreation Commission is reviewing a "Recreation Plan" for the Town, which, upon adoption, should implement the recreation goals of the Master Plan and should be adequately funded for physical development including equipment and facilities at new sites.

Public Facilities & Utilities

The planning for and the programming of adequate public facilities and utilities is a continuous program, regularly revised in the light of current and proposed developments. While each Commission plans within its own jurisdiction, each is only a part of the overall Town. The Master Plan Committee, however, considered each part as it related to the whole Town, or a particular neighborhood, or to a point in time. This procedure results in a carefully integrated planning program and should be actively continued by a formally organized commission of townwide scope and interest.

ALTERNATE DEVELOPMENT POLICIES

Industrial Land

The land south of Denslow Road, now in the IGP zone, is actively farmed, and will, probably, be continued as farm land, removing it from the industrial potential that is necessary to balance the economic base of the Town. The only logical area for industrial expansion is to the north of the IGP zone, where some 80 acres, or a potential 120 families, could be developed.

There is a substantial amount of undeveloped A zone land, but almost no undeveloped B zone land. A better choice of housing types could be provided, if some of the B zone around the center were expanded into undeveloped A zone land to accommodate the same number of families that would otherwise be on the land south of Chestnut Street. These alternates to existing land uses would result in the same eventual number of families with a better diversity of housing choice, and would assure land for future industrial expansion. These changes will also benefit the tax rate, and the employment base.

The South East Section

East of Shaker Road, the southerly section of Town below Chestnut Street, St. Joseph Drive, and the southerly leg of Fernwood Drive, is the least developed section of Town. By far the largest part of this area drains to the south; only the westerly slope of the land between Prospect Street and Shaker Road drains to existing sewers in Shaker Road. Some subdivisions here are now developed, some are not, and should not be until sewers are available.

Present planning indicates a gravity system for the entire area to flow to two new pumping stations, one near the golf club and one near Somers Road and the State line. This will require Town expenditures in the hundreds of thousands of dollars for force main trunk lines, which must be installed and connected to present sewers near Denslow Road before any houses or subdivisions can be served, and Town expense is only 10% of total cost of the trunks, which are 90% Federal/State funded.

A significant amount of land in this southeast section is classified (SCS) as having soils severely limited for use for home sites, even with public sewers. A good portion of this land class is better retained for open space than used for residential development.

WTS LOOK AT THIS

Also, other areas of substantial size are classified as having only slight to moderate limitations for use of residential septic tanks. In this southeast section, more than half the land area is in AA zone, now requiring 40,000 sq. ft. of lot area per family. The balance is in A zone - 25,000 sq. ft. per family, with over 400 acres (in AA or A zone) devoted to the golf course, and utility transmission land.

Given all of these conditions there is at least one alternate to the type of development now taking place. This is to zone the whole area AA zone, and permit development using septic tanks on only the land where existing soils, at locations where leaching fields will be installed, can properly assure safe disposal of sewage effluent. In some areas it appears this can be done with the open space, or cluster type design, where the reduction in lot size goes into public open space land, and lots of the A zone size can usually be used safely.

This alternate development policy would provide now for some 500 new families in the area located on soils adequate for septic tanks use. These families would now be situated in clusters, separated by the approximately 600 acres of open space in this area, thus preserving much of the present character of the land. Then at such time as the force main trunks are built, the present residential properties,where appropriate, can be sewered and connected and additional land for another 500 families can be safely developed.

Land Acquisition for Recreation

There is a need in the eastern and southern sections of Town for smallish play areas and playfields of from 2 to 4 acres developed to serve the people in new and existing subdivisions. The Town subdivision regulations do not require a subdivider to allocate land for parks and playgrounds as provided for by the General Laws. In more recent subdivisions, land has been set off for conservation, but cannot be developed or used for active sports and games.

There are at least two methods of acquiring open space in subdivisions. One is to require in subdivision regulations the allocation of land for parks or playgrounds, where considered proper, with payment therefor by the Town within the three years prescribed by the General Laws.

A second method is by cluster zoning. A subdivider has a choice of subdivision methods - first the present or conventional method, second - the cluster or open space (density) method, whereby the same number of families permitted by conventional subdivision occupy smaller lots, and a fixed percentage of the gross tract area is dedicated to open space. Compensation for the open space to be developed is in the form of lower development costs of the smaller lots.

CHAPTER 1

POPULATION GROWTH AND CHARACTERISTICS

Present Population And Land Areas

The 1970 Federal Census listed 3740 dwelling units (D.U.) in East Longmeadow; of these 3690 DUs were occupied by 13,029 people, or about 3.5 persons per occupied DU. In the years 1970-73, a total of 170 building permits for new DUs were issued. If these are all occupied by 1974, by 3.5 new persons per DU, town population will have increased by some 600 people in 4 years, (assumed 759 people in 5 years) plus natural increase for these 4 years of 50 people (or 62 for the five years) which indicates a town population in 1975 of 13,841. This is less than 3% lower than a 1975 projection by U.Mass of 14,225 people noted below.

This gives an estimated population of about 13,680 people living in East Longmeadow in 1974.

There are presently some 316 subdivision lots in AA and A zones not built upon. In B zone there are the equivalent of 42 lots undeveloped, and in C zone, by combining 3 or more of the small platted lots into one lot conforming to minimum zoning regulations, another 240 buildable lots can be counted (see Table 1 below).

There are some 1,310 acres of land suitable for residential building, and not allocated to other uses (suitable in this context means unoccupied, with or capable of being serviced by utilities or safe sanitary facilities, and not needed for other uses or purposes) - See Section on Suitability of Land. There are also predominantly vacant areas, some 1,100 acres, that are best suited for, or should be retained for, open space/conservation. And the high water table and bedrock that make these land areas suitable for conservation and open space impose severe to very severe limitations on the use of these land areas for urban development, particularly in the use of septic tanks.

Holding Capacity

The following table is developed to show, by present zones, the theoretical maximum town population, based on present zoning densities, suitability of soils, availability of utilities, and 3.5 persons per family. Two totals are given: the higher total is based on present controls; the lower total is based on retaining most of the 1,100 acres proposed for open space. If the declining fertility rate continues, as appears likely, it is quite possible that by the year 2,000 the average family in town will consist of only 3.2 persons, or fewer, thereby lowering the population estimate to nearer 20,000 people at saturation.

Table 1.1

SATURATION POPULATION
(number of persons)

Zone	Total	AA	A	B	C
Population Potential in 1974	13,680	565	5560	2190	5365
On Septic Tanks	1,930	330	1600	-	-
On Sewers	3,590	1440	1430	200	520
On Existing Lots	3,090	125	1980	145	840
Total on Suitable Land	22,290	2460	10,570	2535	6725
Capacity of Open Space Land	4,340	690	3,650		
	26,630				
% Population by Zones in 1975		4.1%	40.6%	16.2%	39.1%
Proposed Master Plan Saturation		11.0%	47.4%	11.4%	30.2%

Source: TPA Computations

Table 2.1

EAST LONGMEADOW VITAL STATISTICS 1960-1973/74

	Births	Deaths	Natural Increase	Marriages
1960-1963	620	291	329	307
1970-1973	496	435	61	1420
1970	138	108	30	361
1971	143	117	26	367
1972	112	94	18	370
1973	103	116	13	322
1974	76	125	(49)	315

Source: Town Reports

The relationship of births to marriages was:

1960/63	2 births to each marriage
1970/73	1 birth to each 2.9 marriages

The actual number of births between 1970/73 was 20% less than births between 1960/63, despite a 26% increase in population between 1960/70. During these same four year periods, the number of marriages increased about 360%.

The population growth is at a slower rate than previously. The new family formations (marriages) which do or will require additional dwelling units (new homes or other accommodations) are increasing at a rapid rate. And it is new residential construction that uses up undeveloped land, regardless of the number of people (population) that are housed. The visual impact on the Town is affected by the number of structures more than by the people. The impact of growth on community facilities, however, is affected by the number of people rather than the number of structures.

Population Projections

The Department of Sociology of the University of Massachusetts at Amherst has developed population projections for the Commonwealth and for the municipalities to the year 2020. The Lower Pioneer Valley Regional Planning Commission has also revised their population projections for the Region based on 1970 Federal Census data. In 1969, the "Land Use and Transportation Plans" for the Springfield Urbanized Area also projected regional and local town populations, but it should be realized that these projections were made before the 1970 Census data were available. The projections are listed below.

Table 3.1

POPULATION PROJECTIONS

	1970	1975	1980	1985	1990	2020
University of Mass. Dept. of Sociology (census)	13,029	14,225	15,655	17,050	18,087	19,136
Lower Pioneer Valley Regional Plan (census)	13,029		16,470		19,900	
Wilbur Smith Associates estimated pre 1970	14,150	16,150	18,750	21,550	25,100	

Each of these projections is based on a different set of assumptions of what will happen in the future. There is evidence, however, that the growth rate in the past few years has declined. Despite increased population, the number

of births decreased in the last five years to a point where natural increase was negative (more deaths than births in 1974). And the natural increase for the past five years has been 48, an average of 10 per year. These data tend to justify, at least for the short term, the U.Mass projections for East Longmeadow.

The U.Mass study and projections are unusual in that they seem to indicate almost a stabilizing level of population - some 1,049 difference over a 30 year period, between 1990 and 2020. This might be pleasant from the home-owner's viewpoint (keep the town much like it now is), but it will probably bring a different reaction from the business community and perhaps from some of the owners of larger tracts of land.

Without further judging the merits of these population projections, the three point to one common conclusion. East Longmeadow is not expected to be built up and fully developed in the foreseeable future. Unless unforeseen outside pressures build up, East Longmeadow should not be forced into accelerated growth; careful planning and use of the now vacant land can result in retaining many of the rural characteristics of the Town while providing for the expected new population and growth.

The U.Mass projections show some interesting changes in the proportions of the age group to the town population.

Table 4.1

CHANGES PROJECTED FOR AGE GROUPS, 1970-1990

		1970		1990	
		Number	% of Town	Number	% of Town
School age children	(5-19)	4312	32.3%	4666	25.8
Primary age workers	(20-49)	4713	36.2	7238	40.0
Older Workers	(50-59)	1420	10.9	1580	8.7
Elderly	(60 & over)	1580	12.1	3079	16.5

Source: Census 1970, University of Mass. Population Study

The shifts, however, are not so much in numbers, as they are in age groups, as shown in the age group pyramid on the facing page. School age children are projected to decline from about a third of the population to about a quarter of the population. Residents over 60 will have increased from 12.13% to 16.47% of town population. This has implications for land use, for community facilities and for housing.

The greatest numerical gain is in the 20/49 age group, the middle working age group. This will have implications for employment, business and industrial development, land use, housing, and the economic base of the community.

The implications of the school age group are more fully discussed in the report on School Space Needs, as projected by future enrollments.

The increase in the number of senior citizens (almost 1400 more by 1990) will call for facilities for this age group. Housing and recreation for this group, discussed under those headings, are two elements of the Master Plan that will require land areas in appropriate locations to meet these needs.

Migration

In projecting the Town's population, however, a significant factor will be migration, as it has been in the past. Between 1960 and 1970, the Federal Census lists population growth of 2735 persons, of which natural increase (the number of births in excess of deaths), accounted for only 599, or 21.6%, according to the Town's vital statistics. There are large areas of land suitable for development that could accommodate the past rate of migration. However, the significant drop in the last three years in building permits for new houses may be indicative only of general market and money conditions, or it could be the beginning of a lower migration factor. Without a substantial movement of new families into Town, growth dependent on natural increase would be extremely slow compared to former years.

Population Characteristics - Income

The 1970 Federal Census shows the following data on incomes for the Town's residents.

Table 5.1

INCOME GROUPS

Income Range	For Families		For Individuals	
Under $3,000	84 Fam.	2.5%	196	48.8%
$3,000/3,999	62 "	1.8	58	14.4
$4,000/6,999	257 "	7.6	100	24.9
$7,000/9,999	608 "	18.0	30	7.4
$10,000/14,999	1251 "	37.2	9	2.2
$15,000/24,999	847 "	25.2	9	2.2
Over $25,000	253 "	7.5	0	0
Median	$12,000		$3,000	

In 1970 there were 1052 persons 65 years old and over; 926 had incomes above the poverty level, 126 below. Of these persons over 65, 379 were heads of families, all but 5 of whom had incomes above the poverty level. The others were members of families (householders).

Of the families or primary individuals who lived in housing units lacking one or more plumbing facilities, eleven were above poverty status, 9 were below.

When these income data are related to housing, some conclusions can be drawn as to present, and possible future, housing needs. There were a total of 280 families and individuals with incomes under $3,000, of whom 126 were persons over 65. People in this age/income group are ill equipped to pay market rate rentals, and the same is probably true of the families with incomes up to $7,000 or $8,000 or more, depending on family size. Housing for these groups is discussed further in the report on Housing Stock.

Population Characteristics - Age Groups

The U.Mass population study projected the population of East Longmeadow by age groups. Based on these projections, there will be changes that have implications for land use and town facilities. Major differences between 1970 and 1990 are projected to be:

- school age (5/19) children 354 more but only 25.7% of Town population
- primary workers (aged 20/49) 2027 more
- older workers (aged 50/64) 529 more
- elderly (age 65 and over) 1030 more

The shifts, however, are not so much in numbers, as they are in age groups, as shown in the age group pyramid on the facing page. School age children will decline from about a third of the population to about a quarter of the population. Residents over 65 will have increased from 8.7% to 12% of Town population. This has implications for land use, for community facilities, and for housing.

The greatest numerical gain is in the 20/49 age group, the middle working age group. This will have implications for employment, business and industrial development, land use, and the economical base of the community.

The implications of the school age group are more fully discusssd in the report on School Needs, as projected by future enrollments.

The increase in the number of senior citizens (over 1,000 more by 1990) will call for facilities for this age group. Housing and recreation for this group, discussed under those headings, are two elements of the Master Plan that will require land areas in appropriate locations to meet those needs. And if the age group 60/64 is included as senior citizens, another 370 people will be added, making a total increase of some 1400 people in these age groups.

CHAPTER 2

SUITABILITY OF LAND

Residential Areas

Map #1 opposite includes only the larger areas of vacant or unused land that represent the principal potential for future growth. Land presently developed or reserved or held for future or for public use, is not classified nor shown. Unclassified urban land, including future business and industrial potential is not shown as it is all considered developable with slight to moderate limitations.

East Longmeadow has recently had completed a study of the Town soils, titled "Soils and their Interpretations for Various Land Uses", prepared by the U.S. Department of Agriculture, Soils Conservation Service, in cooperation with the Hampden Conservation District. Some land areas are classified as urban land, and no limitations on uses are given. Much of the Town land, including the undeveloped land, is classified as to soils type, and its limitations for use for various purposes are given.

The section on soils interpretation in the Soils Survey states "In a detailed soils survey, soils are mapped or separated on the basis of such properties as texture, natural soil drainage, amount of stones, depth to bedrock, slope gradient, hardpan, and other features which can be evaluated to predict the limitations of a particular soil for a specific use. Degree of limitation is used, rather than suitability classes, because community uses often involve a high cost input per acre. With enough input, most limiting soil conditions can be overcome. By degree of limitation, the severity of the soil condition is indicated. For a price, almost any soil condition can be overcome. The words "slight" "moderate" and "severe" limitations reflect by inference and in relative terms the magnitude of this price.

On this basis, these soils data have been used to determine, for planning purposes, vacant land areas where soils will support a properly installed and maintained septic tank system for an indefinite period, land areas suited to urban development if connected to public water and sewers, and land areas that are more suited to retention as open space land than to urban development.

Most of the unused (vacant) land lies east of a north-south line through the Town Hall, where the major zone classifications are AA and A residential, with some (almost completely developed) B residential land. In this area, the vacant (unused) land is suitable, and proposed for the following:

	Development		Open Space &
	With Septic Tank	With Sewers	Recreation
Res. AA Zone	110 acres	480 acres	230 acres
Res. A Zone	380 "	340 "	870 "

Source: Soils data S.C.S. - TPA computations

Not included above are some 90 acres south of Chestnut Street, now zoned A residence but proposed for expansion of the Industrial Garden Park zone; nor some 60 acres on lower Shaker Road proposed for business and commercial purposes, nor the 60 odd acres in the southern Town area proposed for future multi-purpose Town use.

The unused parts of larger occupied house lots are also not included above.

Lands in the B residence zones are substantially built-up, or subdivided, with some parcels that can probably be subdivided into 3 or 4 to a dozen lots. But there is little expansion possible in this zone.

Parts of the C residence zone are almost wholly built-up; in other sections the road pattern and the utilities are not complete and development is scattered. A major portion of the lots north and west of Westwood Avenue are small, and cannot be used without public water and sewers. Also the original platting paid little heed to Pecousic Brook, so this important link in the Town's storm drainage system has no protection from encroachment by development. Land in this area is sandy, gravelly urban land, unclassified as to limitations for various uses. It would appear, however, that with public water and sewers, the present zoning densities are appropriate.

In projecting holding capacity of population, the above acreages will be used. The number of new dwellings per acre is based on extensive previous analyses of subdivisions in other communities. The factors are arrived at by taking the gross tract area and dividing by the number of building lots. Thus the factor recognizes street areas, normal open space requirements, and waste due to very irregular boundaries or topographic conditions.

The factors used vary to a small degree from previous subdivisions in Town, but not enough to vary maximum holding capacity significantly.

Table 1.2

DENSITY OF POPULATION PER ACRE

Zone	D.U./Acre (Factor)	Pop./D.U.	Popul./Acre
AA	0.85	3.5	3.0
A	1.2	3.5	4.2
B	2.2	3.5	7.7
C	3.0	3.5	10.5

Evaluation

There are scattered areas of land having only slight limitations to the use of septic tanks for sewage disposal. There are other areas of vacant land, as well as existing developed or developing areas, that have severe limitations to the use of septic tanks for the long range. Therefore, eventual sewer

extension to practically all developed parts of Town may be desirable to protect public health.

Another aspect of balanced land utilization is the need to conserve land best suited for open space and the preservation of the natural eco-system. Land least suited to the building of roads, houses or factories, or parking lots, is often best suited for wildlife habitat, for storm and flood water retention and run-off, and for recreational and educational purposes. Many families have moved from cities to the country to get more sense of openness of space. Open space must be preserved or the rural areas will assume urban characteristics. ADD TOWN

When the projected rate of Town growth previously described is considered in relation to the suitability of land for development, it is obvious that there is no urgent public need to develop marginal land or land that will be very costly to improve. There is sufficient good land available to meet all the needs of urban growth for the foreseeable future.

Finally, it is in the best interest of the Town, the homeowner and the subdivider, to leave brooks, streams, and drainage ways in public open space. The Town will have a natural storm drainage system of adequate size that it can easily maintain. The homeowner will benefit through freedom from flood damage and an attractive greenbelt, and the subdivider should benefit through a more attractive development and savings in storm drainage costs. These dollars and cents benefits can be had through subdivision design that preserves brooks and streams for open space. ADD TO NEW MAP.

CHAPTER 3

EXISTING LAND USES AND CONDITIONS

Based on field surveys conducted in the fall of 1974, areas and general categories of land in use in East Longmeadow were:

Table 1.3

	PERCENTAGE OF TOWN AREA	ACRES
Residential land (1)	47.0%	3,900
Business and commercial	1.2	100
Industrial	2.8	230
Town land (2)	4.0	350
Utilities (3)	4.8	400
Commercial Recreation	3.1	260
Farming (4)	2.1	210
	65.0%	5,450
Vacant or unused (5)	35.0	2,870
Town Total	100.0%	8,320

(1) The approximately 40 acres of church and cemetery land is included in this category, as is the Brownstone elderly housing even though it is only in process. Also included is the excess land area in presently occupied lots that substantially exceed zoning requirements and may some day be divided into a few more dwelling lots.

(2) Town land includes schools, school sites, conservation land and other, including the police building site, tax lots and Allen Street (former landfill) but does not include Housing Authority land.

(3) Does not include the areas covered by right-of-ways of transmission lines, which are severely limited as to buildability, but may, are now or ultimately may be parts of subdivisions.

(4) The principal field crop and orchard lands, but not including hay lots, or pastures, or fields in rotation.

(5) This category includes about 475 acres zoned or proposed for other purposes including business, 130 acres, industrial, 285 acres, and future town needs, 60 acres.

The land areas in this map were measured by planimeter. Where a dwelling occupied a lot large enough to contain more dwellings, the used areas of these lots was reduced to a more appropriate land area.

Based on a count of dwellings, and an estimate of the population, the following was the distribution of population by zones in 1974:

Est. Total Population		In AA Zone	In A Zone	In B Zone	In C Zone
Number	13,680	565	5560	2190	5365
Percentage	100	4.1%	40.6%	16.2%	39.1%

Thus, over 55% of the 1974 population lived on the smaller sized village type lots, and the balance were on larger half acre to one or more acre lots in the eastern and southern areas of Town. This number of people is almost 2/3rds of the estimated saturation population at capacity or full development as proposed by the Master Plan.

These figures show that, based on continuing development as projected and proposed, there is adequate vacant or unused land area now suited for development that will carry out the Master Plan proposals.

Housing Stock

In 1970, according to the Federal Census, there were 3740 dwelling units (DUs) in East Longmeadow, 94.8% were single family, the balance were in two family to multiple units of 5 or more DUs per building. Since the Federal Census, building permits for new DUs totalled 270, dropping from a high of 133 in 1970 to a low of 37 in 1973.

Of the occupied DUs almost 82% were owned occupied, the balance (285 DUs) were rented. Of the 50 vacant dwelling units in 1970, 17 were for sale and 4 were for rent; the vacant DUs represented less than 1% of the housing stock.

In 1960, 5.5% (162 DUs) were overcrowded (more than 1.00 persons per room); in 1970, 5.1% (193 DUs) were overcrowded, and 178 of the overcrowded units were owner occupied. This is somewhat less than the overcrowding in the Region as a whole and in the eastern suburbs of the Region.

The distribution of sizes of DUs was:

	1 Room	2 Room	3 Room	4 Room	5 Room	6 Room	7 Room	8 Room
L.P.V.R.*	2%	3.6%	7.6%	19.6%	29.9%	20.8%	9.0%	7.8%
E.Longmdw.	1 **	0.6%	1.6%	11.6%	31.0%	26.2%	18.8%	9.8%

Thus less than 15% of the dwelling units in East Longmeadow had 4 rooms or less, a small percentage - considering the number of families or individuals who prefer or need only a small living unit. This compares with the regional total, where 32.2% of all DUs were 4 rooms or less in size. This is due, at least in part, to lack of provision for, or the existence of multi-family, or even two family, housing types. This limits the degree of choice in types of housing, thereby limiting the types of families who can live in East Longmeadow.

*Lower Pioneer Valley Region
**Dwelling Unit

One quarter of the 1970 dwelling units (24.2%) were built before 1940; compared with over half the DUs in the Region as a whole, and one third for the eastern suburbs. Some 64% of the Town's DUs were less than 25 years old. Other things being equal, the preponderance of relatively new buildings in Town should postpone serious problems of deterioration or need for rehabilitation for quite a few years.

A dwelling unit may be considered "substandard" if it does not have a bathroom with 3 fixtures for the exclusive use of a family, or a DU that lacks one or more plumbing facilities. In 1970 in East Longmeadow, the Census listed 23 such units: 1 vacant, 19 owner occupied, and 3 rented. In proportion, this is substantially less than the "substandard" DUs in the southeastern suburbs, and much less proportionally to the Region as a whole.

The value of owner occupied housing in 1970 was listed as:

	Under $5,000	5/9,999	10/14,999	15/19,999	20/24,999	Over $25,000
E.Longmdw.	0.1%	2.1%	16.0%	32.3%	27.0%	22.5%
L.P.V.R.	0.8	6.7	23.8	32.3	15.8	17.6

Being generally newer, with more large units, almost 82% of the Town's dwelling units are valued at over $15,000. This fact, however, shows the shortage in lower priced housing for those of moderate income who are potential homeowners.

The value of monthly contract rent for renter occupied units was listed in 1970 for the number of rental units.

	Under $40	$40/59	$60/79	$80/99	$100/119	$120/149	$150/199	Over $200
Town %	3.7%	23.1%	21.0%	18.2%	11.7%	12.9%	5.7%	3.7%
Town # DUs	9	57	52	45	29	32	14	9
Region %*	4.6%	19.5%	26.2%	18.0%	8.8%	8.7%	6.2%	1.4%

*Rental units without pay are not included - - - percentages will therefore not total 100% for rents shown.

The monthly contract rent was based on 247 dwelling units occupied by renters in 1970.

There were in 1970, 108 families with incomes below the poverty level: the 391 family members averaged 3.6 persons per family; 207 were children under 18, of whom 72 were aged 5/17, and should have been in public school. In only five of these families was the head 65 years old or over. There are no apparent rentals for this group in town, nor sales housing in this price range.

There is one component of balanced housing stock missing in East Longmeadow - multiple family condominiums. In essence, these are owner-occupied single family units attached to others on one or each side. They are generally smaller units of 3 or 4 rooms (1 or 2 bedrooms), and they meet the need for younger marrieds, the families whose children have moved on, or those who for one reason or another find it desirable to leave the larger house and lot for a more carefree but still independent way of life.

This type of housing should also meet the financial capabilities of the middle income group, and also some of the moderate income group. There is undeveloped land in the northwest section where this type of housing can be considered.

Elder Citizens

As previously noted, the older age groups are projected as reaching close to double their present amount in the future. The Town's Council on Aging is operating numerous programs for these people now, and both the Town's Housing Authority and the non-profit Retirement Living are providing and planning for senior housing. The table below shows the projections of numbers in the various age groups.

Table 2.3

PROJECTIONS OF AGING GROUPS

	1970	1974	1980	1990	Saturation
Age 60/64	443		742	812	
65/69	365		559	882	
70+	772		971	1285	
	1580	1967*	2272	2979	3300**

Source: U.Mass Age Group projections except 1970 (Census).
*Council on Aging (East Longmeadow)
**TPA Projections

At the present time housing exists, or is being planned or built, as follows:

		Elderly Housing	
		Low Rent	Moderate Rent
Village Green	(built)	42	
Inward Commons	"	50	
Brownstone	"	25	75
ELHA*	(under construction)	80	
		197	75

*East Longmeadow Housing Authority

The existing housing (192 units) is 100% occupied and there is now a waiting list somewhat greater than this number of units. A recent mailing to 315 potential applicants for elderly housing received in 2 weeks over 70% with answers showing interest or need. This would indicate a need or a demand at this time (1975) for more than the 272 units that are now built, building or being planned. This represents almost one fourth of the townspeople over 60 years of age (1975). With some degree of inflation continuing into the future, it seems reasonable to assume that one out of every four people in this age group could be eligible for and need this type of housing, resulting in long range elderly housing needs in 1990 of 750 units, and at saturation, 825 units. This would seem to be a conservative estimate, as it is quite possible that the needs in the future could easily double.

Not all of the Brownstone site is being built on at the present time. In the future it may be possible to build another 80/100 units.

The development now in construction by the ELHA is on a site on Somers Road opposite the Police facility where the dwelling units will be low rent elderly. In the light of the probable long range needs, it would seem desirable for the Town to acquire as much land as possible in this area for future use.

NOTE ADD TO HOUSING SECTION

One area for consideration for the long range is the land fill site behind the Police Station. This land, properly planned, and surcharged for an extended period after completion of the land fill, should be capable of being used for light construction such as housing. Planting and landscaping started early with very small and inexpensive material, could well be of substantial size and attractiveness when the land is developed.

This location also has other advantages. It is town-owned. It is adjacent to Brownstone (the Retirement Living site), and also to land west of Somers Road, now under construction by ELHA for additional elderly housing in the near future. This latter site is very close to Brownstone bringing much of the future elderly housing into the same general area, although preserving the philosophy of smaller scattered sites. Intercommunication and transportation would be facilitated, and many joint projects more easily implemented.

Another area, between 1/2 mile and 1 mile from the existing and planned units, is land between the rears of the Shaker Road shops, and the Prospect Street dwellings, both north and south of Spruce Street. This general area is adjacent to the Town's active core area, making it a suitable location for the Senior Drop In Center. In addition to land for future dwelling units, land for the Senior Center is essential now, as well as in the future. Considering the increasing number of users, land for the Senior Drop In Center should be large enough when purchased to allow for the future expansion of building space to serve double the number of today's elder citizens. The Senior Center is eligible for Federal funding including grants.

NOTE LOOK AT THIS

At an average density of 12 dwelling units per gross acre, total land needed can be assumed at 60 to 120 acres in 1990, and 70 to 140 acres at saturation.

In 1974 about 15% of those over 60 years of age in East Longmeadow were on welfare. Approximately 75% of those in these age groups received some help, and participated in the available programs and activities.

Except for this, there is little generally accepted data upon which to base the housing subsidies needed 15 to 20 or more years from now. It seems reasonable to assume that, with continuing inflation at whatever rate, more people on fixed incomes will need as much if not more help than they do today. So it would seem prudent that the Master Plan include adequate foreseeable land needs, and leave the determination of the distribution of units between low and moderate income, or market rate, to the more appropriate times just before design and construction.

Compared to these figures developed locally, the Mass. Dept. of Community Affairs (DCA) has developed data for 1970 and 1974. The 1974 DCA data for East Longmeadow show a net housing need for

low moderate income, total			527
elderly need		276	
	new construction or rehab	32	
	rent or mortgage assistance	244	
	low income	224	
	moderate income	52	
family and mixed need		251	
	new construction or rehab	89	
	rent or mortgage assistance	162	
	low income	220	
	moderate income	31	

The DCA data on the housing needs for the elderly do not differ substantially from the local figures. The DCA data does go further, analyzing the needs for family and mixed housing, and they show a need (in 1974) almost equal to the elderly housing needed.

Some 88% of family and mixed housing needed is in the low income group, the balance is in the moderate income group. And the DCA table proposes about 1/3rd of this housing in the form of new construction, or rehabilitation of existing units.

The Master Plan section on Housing Stock notes that the 1970 Census listed only 23 dwelling units in Town that lacked all or part of a 3 fixture bathroom for the exclusive use of the occupant; of these units 19 were owner occupied, some rented, 1 was vacant. Judged by that standard, rehabilitation seems limited by the small number of dwelling units obviously needed upgrading, and the balance would have to be made up in new construction. This need is as critical as elderly housing, and a definite program for planning and meeting these needs should be started.

Economic Development

Business/Commercial Areas

Present zoning allocates about 130 acres to business uses and about 68 acres to commercial uses, mostly along Main Street and Shaker Road. The following table shows the used and vacant land in acres.

Table 3.3

ANALYSIS OF BUSINESS AND INDUSTRIAL LANDS
(in acres)

	Zoned	Business Commercial	Residential	Other	Industrial	Undeveloped
Business	130	96.8	11	1.9		20.3
Commercial	68	2.3	3.8			61.9
Industrial	90		7		54	29
Industrial Garden Park	620	6	4		175	435

Source: TPA Computations

The larger undeveloped areas are:

For business - 7.3 acres, part of a larger single lot on Shaker Road, south of Chestnut Street, and a group of interior lots on Crane Avenue behind the Town Hall complex, totalling over 4 acres. The other vacant business zoned land consists of small lots that could best be utilized by integration with adjoining lots.

NTS LOOK AT OWNERSHIP

For commercial - a group of several lots between Mapleshade and Purves Streets, with a total of more than 20 acres vacant; frontage on No. Main Street is across from a residential neighborhood; the rear is crossed by Pecousic Brook. Also parts of four lots on Shaker Road from south of the New England Power Co. easement to Pease Road.

Only about 97 acres are actually used for business, the balance is vacant or used for residential or other purposes. Not included in the above table is the commercial golfing enterprise at Allen St. and Porter Rd. nor the commercial uses on the land zoned commercial. Excepting the business and commercially zoned land south of Chestnut St., business and commercial uses occupy more than three fourths of the business zoned street frontage and more than three fourths of the zoned land areas.

There is some opportunity for improvement and expansion within the present business zoned land, but it is limited. Lots are too small to permit shopping centers or small type development, except on a quite small scale. Parking is a problem on the mostly shallow lots, which in many cases back up to similar shallow lots in parallel residential streets. And one of the serious problems is traffic congestion, which always occurs with strip type development with uncontrolled highway access.

One possibility in the center is to zone about 200 feet south of High Street for commercial uses, making all of the land north of Williams Street for business, and eventually discontinuing Prospect Street north of Williams Street. Traffic headed north on Prospect would turn into Williams Street, then Somers Road to enter the traffic circle, reducing some of the congestion at the circle.

The Shaker Road businesses on the east side are at a lower elevation than the dwellings on Prospect Street north and immediately south of Spruce Street by from 20 feet to 50 feet. Some 20 plus acres of land suitable for business/commercial uses, developed at the lower Shaker Road levels, with access from existing parcels or from Spruce Street, would add to development potential of the existing frontage without the congestion and general lack of attractiveness of strip business zones.

Business Areas

A "Commercial Study of East Longmeadow", printed in February 1969, noted that there were some 6 acres of business floor space on about 100 acres of zoned business land. This worked out to 1 acre (43,560 sq. ft.) of floor space for each 2080 town residents, and there was one acre of business zoned land for each 125 town residents. (population estimated at 12,500 - TPA). This is quite in line with similar studies made in towns comparable to E. Longmeadow, and may logically be used to project future business land needs. Since that time 24 new business buildings and commercial buildings have been built, and others have been enlarged.

Using these data, a saturation population of, say 22,000 would need eventually some 175 acres of business land to provide the goods and services needed by the townspeople. This requires another 70 acres not now zoned for business, or for commercial uses.

The "Commercial Study" quoted above suggests the desirability of a future shopping facility of some 25 to 35 acres in the southeastern part of town. Such a location would accommodate, and require, a fully integrated center, providing all types of goods and services. Development of such a center could, if combined with a variety of housing types and supportive facilities, almost create a new village in the area. It would be easily available from most of the other areas of town, and would be well situated in relation to the beltway arterial road system now proposed. A landscaped buffer would be required, however, to give visual separation and protection to the already existing homes

in the area; this would have to be grown almost from scratch, and would take time to reach a suitable size. And this degree of intensive development would require public sewers, an expensive project considering the length of the force main required.

Another area that could serve the business expansion, as well as other uses, is the presently designated commercial zone on Shaker Road, north of Pease Road. This area could be somewhat increased in depth, and would result in four or five parcels of about 10 to 26 acres each in area. The only proper way to develop this land would be with an overall plan of development for each lot, with control and strict limitation of highway access from each lot, rather than from each separate business. In this way access to business would be from an interior circulation and parking system with one good efficient access from each complex to Shaker Road, which would then be free to serve its principal purpose - a town artery. In this location, there are no dwellings along the Shaker Road frontage; present and potential dwellings in the area will be on ground at least 80 feet higher. Also this road frontage is across from the industrial Garden Park, and is now zoned commercial.

An area with high potential for apartments is on the east side of Shaker Road south of Pease Road. There is an area of steep slopes at and north of the Connecticut line, where apartment use would be more appropriate than business use. Again topography can be used to separate these from the single dwellings up the hill. Both of these areas can (and should) be sewered, with public water, and as noted in the chapter on Transportation, the logical route for mass transit, when it comes, will be Shaker and Denslow Roads.

A southeast location would have two advantages: it would be closer to the Hampden section of the market area, and the present road system would provide good access from much of the Town without travelling through the center. However, the ultimate determination of the Town's optimum population should determine whether only one or both eastern and western locations will be needed for future business expansion.

A disadvantage of the southeastern location is that there is little hope of mass transit except the infrequent interstate line. This means energy-consuming auto transportation, which will not help conservation of energy or the reduction of pollution. Further, it will be a costly area to develop because of the need for sewers, water, and public security services.

Commercial Areas

Very little of the commercially zoned land is used for strictly commercial uses. The zone can provide a sort of buffer between retail business/industrial uses and residential areas, but so far has not been extensively used.

Two areas presently so zoned, between the railroad and No. Main Street, are traversed by Pecousic Brook, the channel of which requires preservation for storm water flow. It is quite debatable if the expensiveness of enclosing the brook to make more land available will be worth it; it will probably be more economical to leave the brook as an open landscaped area, thus adding to the attractiveness of the commercial development.

The land on Shaker Road north of Pease Road, now zoned commercial for some 32 acres, is suitable for other uses and could be expanded on the lower (Shaker Road) level to around 60 or more acres, in four parcels. It is very questionable if this amount of land could ever be used here for basically office type uses. Higher density residential use on the rear land, and integrated business development,(shopping centers or a mall) would seem to be equally appropriate uses. Business use as now permitted allows commercial uses as well, so two and possibly three story buildings could certainly meet the anticipated needs.

NTS LOOK HARD AT THIS AREA

Industrial Areas

Present zoning in East Longmeadow allocates some 710 acres to industrial uses. About 90 acres are in the smaller lot category, (industrial zone) along the railroad north of Chestnut Street, where some 54 acres are being utilized for a mixture of industrial and commercial uses. Another 7 acres are being used for residential and other purposes, while some 29 acres are not developed. Undeveloped lots in the Industrial (small lot) zone consist of one of 12± acres, a 2 acre lot, and two areas where several lots combined could total six acres or more. These are all north of Maple Street. South of Maple Street there is one area about 3.8 acres in size.

The significant industrial area, both presently and potentially is the Industrial Garden Park (IGP), between Shaker Road and the west Town line, extending from the Enfield town line to a little north of Chestnut Street. The IGP zone contains some 620 acres: about 175 acres are now intensively or extensively used for industrial purposes, another 6± acres are used commercially and there are several dwellings scattered about the area.

This leaves about 435 acres in the IGP zone that are presently developed. Some 70 acres of this land is owned by present manufacturers and provides land areas for their future expansion. There is no real assurance, however, that this 70 acres will be developed by the present owners, or be sold for development by others.

The Springfield Area Development Corp. (SADC) is now in the process of improving some 141 acres of industrial land north and south of Industrial Drive. At the beginning of 1975, all but about 50 acres had been sold or reserved for five new owners for future industrial development. Between the SADC property and Denslow Road there is a parcel of some 56± acres of undeveloped land, properly zoned, that should become available for industrial development in the foreseeable future. South of Denslow Road, much of the land is suitable

IS THIS NOW OF WMASS? FIND CONTACT (MILL UMASS)

for industry but is presently being farmed; its availability for industrial development in the foreseeable future is questionable.

For planning purposes, some 175 acres are now developed for industrial uses, there are about 90 acres on Industrial Drive committed for future industrial development, and about 107± acres (51± ac. SADC and 56± acres north of Denslow Road) probably available for future development. Thus the land for future development about equals the industrial (IGP) land now developed (175 ac. developed vs. 197 ac. for future). In theory, this will maintain the relationship between industrial and residential uses and values as the Town grows toward double its population.

Maintenance of this balance, however, depends on almost 100% development of the vacant industrial land, and this seldom occurs. Use of the land south of Denslow Road cannot be depended upon for industrial uses when needed, so it would seem prudent to find something like an equivalent area to provide the cushion, and the choice of sites, that will continue the opportunities for industrial development in relation to Town growth.

There are three sizable parcels of land south of Chestnut Street near and on the westerly Town line, that abut the present IGP zone on the east and north. While the Chestnut Street frontage should remain in residential zone for a reasonable depth, it is still possible to add about 90 acres to the IGP zone, divided now into parcels of about 47, 32 and 13 acres. This will give further choice of location to prospective industrialists, with no significant long range impact on the neighborhood.

To realize the greatest potential, these lots should be improved with roads and utilities based on an overall plan to provide the maximum choices of lot size and location. Street connection to the IGP area to the south is desirable, preferably at the lot line between the westerly and the middle parcels.

NTS

Allocating all these lands for future industrial development will reduce housing land for some 110 families, or 380 people. There is more than adequate land area in other highly desirable residential neighborhoods to replace this residential land changed to industrial uses. Conversely, there are no residentially zoned areas that can as appropriately be changed to industrial uses without serious impact on abuttors.

TDK

The Conservation Master Plan of East Longmeadow proposes the conservation of some land areas within the Industrial Garden Park boundaries; of the list of 17 areas in Town to be conserved, the #1 priority is the 3 ponds north of Denslow Road; #9 priority is the 12 acre pond south of Denslow Road and #10 is the 2 ponds off Shaker Road by the old radio tower.

NTS FIND REPORT

The upper pond north of Denslow Road, on land now being actively developed has been filled in. However, the purchaser of the parcel that includes the larger pond has indicated his desire to improve and maintain the pond as a

natural feature contributing to the attractiveness of his plant. This will also help to implement one element of the Conservation Commission's Master Plan. Jawbuck Brook is still open except where the new road crosses over. The brook can easily be maintained as open space, preferably at a width at least 100 feet total, and including the ponds where they can be incorporated into the landscaped space required by zoning, either in the present bed, or relocated.

Jawbuck Brook runs through the IGP zone for something over a mile. The cost of piping the brook to make land available for building could be substantial. Leaving the brook open for as much of its length as possible, and using this brook bed and ponds to meet the zoning requirements for open space, can have an economic benefit to the developer, it can preserve an existing watercourse for adequate storm run-off, and with a minimum of landscaping it will grow into a most attractive greenbelt that can be enjoyed by all.

The potential social benefits and the economic benefits in increased employment opportunities, and improved tax base, should be carefully weighed in relation to the quantity and the quality of the open space to be preserved in the IGP zone.

As of 1 January 1974 the following assessments show the relative importance of business and industry to the Town's tax base.

Table 4.3

ASSESSMENT DATA 1 JAN. 1974

	Total	Buildings Only
Business zoned land & buildings	8,919,780	6,152,220
Industrial zone " " "	2,871,830	2,295,210
IGP " " " "	17,229,901	16,295,690
Subtotal	29,021,511	24,743,120
Total gross grand list	95,875,370	

Thus it is clear that business and industry account for some 30% of Town revenues derived from real property.

Business (buildings only) average $63,400 per developed acre; Industrial Garden Park (buildings only) average about $93,100 per developed acre.

These figures should indicate the importance of making the best possible use of business and industrial land.

It is not anticipated that the Town population will more than double even in the long range. Allocating land for more than double the expansion of industry will more than maintain the present balance between the several land uses, and maintaining the Jawbuck Brook greenbelt will enhance and give visual effect to the Garden Park designation for this industrial area.

CHAPTER 4

FUTURE LAND USE PLAN

Residential Densities

The Master Plan proposes to maintain the same basic zones that have influenced the existing Town development, as shown on the map on the facing page.

In the undeveloped areas in and around Red Stone quarry west of Elm Street, there is land suitable for development. It abuts in part a substantially developed B zone, and is in an area where public water and sewers can be connected. Some 25 acres of this land around the quarry should be preserved, for operation or for open space. There remains some 45-50 acres considered suitable and proposed to be changed to higher density use, to augment the undeveloped land partly used but zoned for this density in the central and northwest sections of Town. Present zoning permits single family dwellings on approximately 1/3rd acre lots; new zoning proposals could permit this, or 7 dwelling units per acre in multi-family condominiums on minimum lots of 2 acres under special regulations and a special permit.

NTS

APPLY TO HIDDEN PONDS LODGE

In the northwest section between Westwood Avenue, the golf course and the railroad, the gridiron street pattern and very small lots result in too much land in streets. Studies have shown that some 2-1/3rd miles of unimproved (paper) streets can be eliminated with the loss of almost no privately owned lots. By constructing roadways and utilities on about 0.7 miles of other streets (now mapped but unimproved), substantially all of this area would be developed and ready for moderate cost private housing of either single of multi-family types. There is no need to start street improvements immediately, but at least preliminary planning should be completed, so each small street improvement, or building permit can be judged on, and become a part of the overall long range plan for this area.

Also, in this area, the undeveloped B zone land north of Franconia Circle which is surrounded on three sides by developed C zone land, is proposed to be changed to C zone to square off the C zone boundary. This should be done only when public water and sewers are assured before occupancy.

It is proposed to maintain the present B and A residence zones as now generally constituted, adding in A and AA zones provisions for cluster or open space development. This allows only the same number of single family dwelling lots permitted by present zoning, but provides that land resulting from the smaller lots permitted is permanently dedicated to and used only for recreation, park and playground, conservation, or other public purposes, and not developed for house lots.

In that part of the eastern and southern sections of Town draining southerly where substantial areas should not be developed without public sewer service, the Master Plan proposes to change the present A zoned lands to AA zones, and to limit subdivision development to only the land areas where soils are now suitable for long term septic tank sewage disposal, until such time as public sewers are available. The analysis of existing soils characteristics and existing (and vacant) land uses shows the amount of vacant land now suitable for development or capable of being easily connected to the present sewer system exceeds the land area needed to house the population projected in the year 2000.

Elderly Housing

Under the headings of Housing Stock and Elderly Citizens in Chapter 3 - Existing Land Use - the future housing needs for elderly and low income families are described. It is proposed to work this housing into the residential sections of the Town on scattered sites of relatively small size, to preserve the general character of the areas. However, under the Plan for Community Facilities, a community center with facilities for the elderly is proposed in the general area of Spruce Street between Prospect and Shaker Road. New elderly housing sites should be planned for easy and safe access to the community center to best serve the users, as well as reducing traffic congestion.

At this point in time it is impossible to forecast accurately the land needs for elderly housing 25 or more years hence. It seems reasonable, from figures and studies now available, that 60 to 70 acres of additional land should be reserved for low rent elderly housing. It would be more prudent, considering the probable need for moderate rental elderly housing, to allocate at least 125 acres for subsidized housing at saturation population growth.

Multifamily Residential

In addition to the potential for some multifamily use in the C zones, parts of the land on the east side of Shaker Road, north and south of Pease Road, appear feasible for this use. Planned as a residential development, this use can be integrated with business/commercial uses to form an overall multipurpose land use that will be livable and active for much of the 24 hour day.

Historical Buildings & Sites

There are many historic sites and buildings in East Longmeadow that should be preserved. They are listed by the Historic Commission and are shown on a map of the Town. There are over 30 older dwellings and churches, other buildings, sites and areas that have historic significance. Some uniform type of marking would help to identify these buildings and sites, and bring them and their significance to the attention of the public.

Distribution OF Population

Chapter One, in Table 1.1, proposes and projects the saturation population of the Town, by zoned lot sizes, as:

	Total	In AA	In A	In B	In C
Number of People	22,290	2,460	10,570	2,535	6,725
Percent	100%	11%	47.4%	11.4%	30.2%

This will result in about 60% of the population living on lots of 1/2 acre or more and 40% living on lots of 1/3rd to 1/4 of an acre, or in multifamily housing. Controlled multifamily use is proposed, further widening the choices of housing types that will be available.

Reserved Lands

The Master Plan proposes another new zoning district - Reserved - which would be basically for utilities, cemeteries, religious and educational uses, and Town owned land. Any use permitted by the charter of the land-owner would be permitted, but the by-law would limit residential, business and industrial uses to those that were strictly accessory to the owner's operation.

Agricultural Land

The Master Plan recognizes the importance of farming in East Longmeadow by designating certain areas for this use, and proposing a new zoning district which would limit residential, business, or industrial uses to those that were strictly accessory to the farming occupation.

NTS

RIGHT TO FARM DESIGNATION

CHAPTER 5

FUTURE LAND USE PLAN

FOR BUSINESS AND INDUSTRY

Economic Base

The economic base of the Town, and present business and industrial uses, are described in Chapter 3 - Existing Land Uses. Both the 1969 "Commercial Study of East Longmeadow", and present analysis, show that more land area will be needed to support the shopping needs and employment opportunities of the saturation population of 20,000 to 22,000 townspeople. Further expansion of the economic base is essential to maintain the present balance between residential and nonresidential land uses as the Town population grows.

Commercial Areas

The Master Plan proposes to maintain present commercial zones where they serve to buffer existing residential areas from retail stores. In other areas, it is proposed to combine the commercial and business uses into one zone district, but limiting retail stores to not nearer than 100 feet or so from residential uses.

Business Areas

There is little opportunity to increase land areas in the center to the significant extent necessary to allow for modern building and parking requirements unless major redevelopment involving substantial street changes is undertaken. The expenditure of such funds, even if they are available, can be questioned in the light of the projected ultimate size and character of the Town. There are, however, areas away from the center and traffic circle that have good potential.

The Master Plan proposes new business zones in areas along Shaker Road. North and south of Spruce Street there is interior land on the lower (Shaker Road) level. Some of this land will be better used for a community/elderly center, but the balance is appropriate for business expansion, with access only to Shaker Road.

The four separate tracts on the east side of Shaker Road north of Pease Rd. are proposed for business/commercial development, each according to its own plan with its internal roadway, parking and building arrangements. Development would be limited to the land at about Shaker Road levels, with restricted access to Shaker Road to avoid the congestion of the present strip development.

Another possible use for parts of this area would be multifamily residential, located toward the rear of the tracts, planned as an integrated unit within the overall plan, buffered from the business uses, and themselves acting as buffers between business and the single family residential areas on high ground to the east.

Industrial Areas

Almost one third of Town land (29 acres) zoned for small lot industrial uses is not developed, while another 7 acres is occupied by residential uses. There seems to be no urgent public need to increase this zone.

Industrial Garden Park (IGP)

Land in the IGP area south of Denslow Road and west of Jawbuck Brook is extensively farmed, and is proposed to be rezoned to agricultural land. The area around Jawbuck Brook, from Chestnut Street to the State line, including the ponds, is proposed by the Master Plan to be preserved as open space. Consequently, to compensate for these land areas lost to industrial development, the Master Plan proposes extending the IGP zone northerly, almost to Chestnut Street. The residential areas north of Chestnut Street require the protection of residential use on the south side, and these new residences should have the protection of a landscaped buffer between them and the extended IGP.

CHAPTER 6

COMMUNITY FACILITIES

Summary

In the later sections of the chapter, community facilities are described separately. The following is a brief summary, and in some cases proposes alternate solutions, for meeting future long range land and building needs in these categories.

Pleasant View School is expected to be phased out for educational purposes shortly, and replaced by a new elementary school on the Gates Avenue site. The building is well situated for a neighborhood community center with both indoor and outdoor facilities. An alternate use might be for school administration offices. In any event, preservation of this building is a viable form, for whatever use, as included in the Historical Commission's recommendations.

A New School Site in conjunction with recreational, conservation, and other uses, is proposed in the southern part of town as a long range need.

Town Administrative Offices The Master Plan proposes retention of town office facilities in the Center and in the present building. These facilities will need more space as the town grows. For practical reasons, this expansion can extend only north, into private business land, or west into the library wing. The library also will need expansion eventually and can go only up, or into town office space, leaving little opportunity for good or economic town office expansion. Therefore, the Plan proposes for the long range a new library facility with enough land area and planning flexibility to meet long range needs. This will permit town office expansion in the present building.

The Library will eventually need larger quarters, which preferably should be in its present general area.

The Police Department should have adequate land area to expand its present building as needed in the future.

The Fire Department building should be remodelled for greater efficiency of operation, and its structure and electrical system updated to conform to building and public safety codes. A most urgent need, in the interest of public safety, is replacement of the generator used for emergency power. This may be a matter of life or death.

In the future, one if not two smaller fire sub-stations, in the south and in the northeast sections, will give safer and more complete fire protection.

The Department of Public Works needs additional land for its yard, which should be an expansion of the present site to the north. They will also need more office space for the additional record storage, files, and personnel that the expanding town population will generate. These functions should be provided in the expanded town offices.

Recreation and Conservation Lands are relatively interchangeable as to uses and potentials. An area that is critical as to location is the future multi-purpose area in the southern part of town proposed for school/recreation and other possible uses, where a good site for a school is essential. CONSERVATION LAND TRUST

Community Facilities Needs and Proposals

The following sections of this chapter deal with each facility separately, and should provide the basic background and data, but should also indicate how a decision on one facility will affect, by limiting or augmenting, the choice of action on other facilities. Coordinated planning of community facilities as an overall program will put the planning and design needs of each individual facility into the perspective of the whole program, and should result in maximum social benefits at reasonable town expense.

Town Administrative Offices

There are no present indications of a need for, or the future desirability of any significant changes in the structure of the Town's government, or the general types or extent of Town services provided. On this assumption, it is possible to estimate the future town/office space needs, based on increasing population.

These space needs, required to adequately house Town departments, services, record storage, and some meeting facilities, will increase in relation to the increase in residential, commercial, and industrial growth of the Town. For the sake of comparison, some towns have found that (an average) 17,000 sq. ft. of office area has met town needs up to a town population of 22-25,000 population, after which space has become so cramped as to force out social, youth, and similar service offices. The comparison is based on Town offices plus a moderate size meeting room, but with no fire, police, educational or water department offices.

There are presently (1975) some 11,800 sq. ft. of 1st and 2nd floor space occupied by town offices and the meeting room. The library contains about 10,500 sq. ft. of floor space for all of its functions in this building.

If 17,000 sq. ft. of town office space is assumed to be about the space needed by the Town at saturation population, based on present estimating bases, this represents close to a 45% increase over the present space. However, in looking at past trends in government services, it will be prudent to expect some increases in number and types, which will probably require more (office) space per capita than the past or present statistics would indicate.

Therefore, it is desirable,for long range planning purpose, to increase the ultimate estimated space needs, say by 15%, to about 19,500 sq. ft. of office

and meeting space, about 75% or 8750 sq. ft. greater than the present space. It is possible that ultimate needs will be less, but it is highly doubtful in the light of the trends, and the past experience of other growing towns.

It is desirable, in the interest of economy, efficiency of operation, and for the public convenience, to provide space within the town office building for all the interrelated Town services and departments, except the following: The Police Department, in its new building and large site, should have no further space problems as is noted below; the Fire Department is also a separate element of government, and except possibly for its general location, should not be a vital element in final decisions on the future town office expansion.

The library, as noted below, is now a part of the office building, and could be vitally affected by town office expansion. It may be possible, with the acquisition of more land, to enlarge eventually both the town offices and the library. This is one alternate solution to the eventual needs to expand both the town administrative offices and the library. Another solution might be the acquisition of more land to the north of the present municipal complex, construction of a new library building sized, or planned to be enlarged to the size needed, for the town's saturation population, and then expansion of town offices into the present library space.

If the present fire station should be discontinued in its present location, there is the possibility that the building might be altered to a library, or to a community center or to some other town use. It is highly inefficient and uneconomical to disperse the closely related town office into separate buildings; so this type of conversion is not recommended. The present location at Maple Street and Crane Avenue would seem to be unsuited for a community center with facilities for the elderly because of a bad traffic condition between the site and recreational and most shopping facilities. The feasibility of other uses can only be determined by a more complete study.

Library

When the present public library at the center was occupied 10 years ago, it was said that the facility should meet the space requirements "for the next 15 to 20 years". This would appear to have been a good projection, considering the extend of recent town growth. The library was planned with some 11,000 sq. ft. of floor area, enough roughly for a population somewhat larger than at present (1975). According to the American Library Associations "Interim Standards for Small Public Libraries", East Longmeadow requirements, based on population projections in the Master Plan, will be for floor areas of 12,600 sq. ft. in 1990, and about 15,400 sq. ft. at a saturation population of around 22,000 people.

Some day normal town growth will outstrip the library's present capacity, and more space will be needed to keep up good modern library service. While this is not of immediate concern to the library, it should be considered along with the related questions of expansion of town administrative offices and the Fire Department.

Police Protection

It can be expected that the new police station on Somers Road will have adequate space and facilities for quite a period of years. Unless there is a significant change in spatial needs, the present building, planned for a town population in the area of 20,000 should serve indefinitely.

The location is central to the present and future populations. As the Town's population grows, however, the need for additional facilities for more men and equipment will probably arise. There is now adequate room on the present site for expansion, provided the appropriate space is reserved now for future police facilities. There is always the possibility of other public uses wanting to locate on this site

Fire Protection

The Town has recently received a report titled "Recommendations for Improvement of Fire Protection, in East Longmeadow" dated June 1975, prepared by the Insurance Services Office. These recommendations will increase public safety from fire, and should be considered a part of the Master Plan. The recommendation concerning increasing to a permanent fully paid force, however, is debatable in the light of the ultimate expected size of the population, but can be resorted to when the present system is found inadequate.

There are three areas not covered in the above report. The location of the present building in relation to the Center traffic circle is becoming increasingly questionable in the light of traffic congestion during peak volume hours. Vehicular passage to the east and north, and sometimes to the south, is seriously delayed. Extension of Crane or Central Avenue, northerly, and then east into North Main Street, would bypass the traffic circle and relieve the situation to some extent, but eventual relocation of the fire station, or construction of another small station on a new site, may be the best long range solution.

There is an obvious need to update the structure, particularly the electrical system, to meet building and safety codes. As this is done, some modifications to the old police department quarters should result in more efficient operation of the fire department, and better use of town space.

The generator used by the Fire and Police Departments for power during an electrical blackout is in the basement of the fire station next to the oil fired furnace, (a fire hazard in itself). It is started manually. Should a power outage occur at night, after it was discovered someone would have to be called, to go to the fire station to start the generator. During this time, there would be no power to operate the fire alarm system, nor the fire or police stations sending and receiving sets. During this period, even though of relatively short duration, a fire or other civil disaster would find the town with extremely limited means of communication. Where time can be of such critical importance, this is considered an extreme hazard to the safety of every town resident, and his or her property, and urgently needs correction.

NTS

HAZARD MITIGATION PLAN

It is likely that, as the Town grows, it will be desirable to add equipment and also to consider stations in the northeast and southeast sections of Town. These new locations are critical from the point of accessibility and choice of routes to the areas of higher hazards, particularly when the central area of town may be congested during periods of high commuter peak load traffic.

Although a fire station does not, per se, require a large land area, the location is critical from the point of quick and easy access in all directions under all possible circumstances. For this reason early consideration of sites, before the better choices are developed for other purposes, is not only prudent but essential for public safety and welfare.

As of the middle of last year, the Town has had full time fire fighters for permanent coverage 5 days a week, from 8 A.M. through 5 P.M., and one man on duty at the fire station Saturdays and Sundays. After 5 P.M. the Call Department is used. As the Town grows it may be desirable to add to the permanent Fire Department staff. However, many towns in the 20-25,000 range of population (East Longmeadow saturation estimate) are providing good fire protection today with a largely volunteer force, so it seems likely that the present system should be satisfactory for the indefinite future.

Department of Public Works

Town growth adds more work for this department, which requires more land for equipment and material storage. This need has been apparent for some time, and is increasing every year. The location of the Town yard, on Somers Road, is good, and it should be continued here; to do so will require expansion to the north since the land to the south is being developed for elderly housing. The alternate to expanding the present site is to acquire a new, larger, site elsewhere. It is debatable if a new site could be found in as desirable a location as the present site, nor could a new site of adequate long range size be acquired as economically as enlarging the present site.

It is also likely that additional building space at the yard will be required for the additional equipment needed to keep up with Town growth.

The need for expanded yard space is separate from the long range need for additional office space for administrative personnel and for the storage of engineering and planning data and maps that form permanent Town records. This administrative function should, for greatest efficiency and convenience in conducting the Town's business, be located with the other town administrative functions.

The Master Plan proposes additional land for recreational needs as the Town grows, and for the installation of developed play and recreation areas. These recreational facilities will need spring preparation for use, summer maintenance, and fall work to prepare for winter activities. This will require additional maintenance labor, without which the Recreation programs cannot properly function effectively. There is also the regular work attached to DPW and school grounds activities. It would seem desirable to have a regular force attached to the DPW, whose work would be coordinated and directed by the Town Engineer and Director of

Recreation in their respective fields, with the view of providing the most efficient and economical operation for all departments concerned.

Community (Senior) Center

Needs

In the preparation of its Master Plan of Recreation, the Recreation Commission notes the need for an indoor facility for use both during and after school hours, both for athletic as well as for non-athletic activities for most age groups. The National Recreation and Parks Association (NRPA) uses the standard of one "neighborhood center", with a gym and exercise room, as well as spaces for non-athletic activities, for each 10,000 population, and a "community center" for each 25,000 town residents. Based on these standards, the town now needs at least one such center, and at maximum growth should have one central facility and at least one neighborhood facility.

The Council on Aging is discussing potential sites for such a center. From the long range overall needs for a community center for all ages, the Center area is preferable. Safe and easy vehicular access and egress, preferably from two streets, away from the congestion of the traffic circle, is highly desirable for all ages, particularly the elderly. An area close to and within safe and convenient walking distance of present and future population concentrations is desirable

The land area should be as little exposed to traffic, noise, confusion, and air pollution as possible, and some part of the land area should be capable of being developed into, a quiet natural landscaped park-like section for passive outdoor activities.

For most age groups, but particularly for the elderly, the land should be easily and safely accessible to business and shopping areas. Any land area acquired should be large enough to meet the long range needs for buildings, and outdoor activities.

In the light of the above criteria, there is one general location that appears to meet these criteria: between Shaker Road and Prospect Street, in the vicinity of Spruce Street. There appears to be enough undeveloped land to meet long range needs.

As previously noted, the Pleasant View School, when phased out, offers possibilities for conversion to a neighborhood center. While it is not centrally located, it could well serve the north-west neighborhood.

Recreation and Conservation

Conservation Land

The "Soils Survey" of East Longmeadow contains a map titled "Relationship of Soils for Existing Wetlands", on which land suitability for Wetlands is classed as #1 (mineral and organic soils) very good, #2 good, and #3 poor, with some areas unclassified. The Natural Resource Inventory map, a part of the Phase #1 study of the Natural Resources Program, prepared by the Natural Resources Technical Team of Hampden County with the East Longmeadow Advisory Group, shows substantially the same areas as being natural resources with development potential.

There are about 1400 acres of existing wetlands with only slight limitations for wetland use and development; 1100 acres of which are proposed for Conservation and Recreation. Much of this land is unsuited for residential or other development because of constant and severe wetness, severe bedrock, or excessive slopes. Much of this land can and should be preserved in as close to its natural state as possible. In addition to the wetlands many of the existing streambeds should be preserved as greenbelts to preserve storm runoff, to relieve the monotony of continuous urban development, and to retain some of the aspects of the rural scene.

There are some areas of existing wetlands soils that are not noted on the Conservation Commission's plan map as being proposed for acquisition for conservation. Where they do not add significantly to recreational opportunities, or where other uses are of equal worth to overall Town development, such land areas are not proposed for open space.

WHERE IS THE CONCOM'S PLAN MAP?

There is an area north and west of Pease Road and Lee Street, containing some 100 acres of which the Town now owns 16 acres. This area has a good potential for recreation. Its geographical location is good to serve as a major well developed park-recreation area for the eastern and southern parts of the Town. About three quarters of the area has soils suitable for athletic field type developments, and the diversity of topography lends the area to very attractive development in the future.

WHY NOT TRAILS? SEE DARTMOUTH.

In the Industrial Garden Park (IGP) zone, the Master Plan proposes substantially less conservation land than Conservation Commission's Plan. The Master Plan does, however, propose keeping Jawbuck Brook as an open greenbelt from the high school to the Enfield town line, at least 100 feet wide, and including the existing ponds, where consistent with sound industrial development. It is also proposed to preserve the ponds east of the railroad, with some access to Shaker Road.

In the Pecousic Brook area the Town has acquired some land through tax default. There is presently very little developed land along the brook that would prevent establishing a 50 ft. building line each side of the stream, in order to assure an adequate channel for storm flow and to preserve the greenbelt aspects of the stream. In a recent subdivision in the Franconia Circle area, the lots are laid out so the brook can flow along the rear lot lines.

By combining the brook greenbelt, some tax lots, and acquiring by exchange some privately owned lots in between, a mini-park/recreation area of some 4.5 acres could be established in the vicinity of Birch and Smith Avenues and at very little expense. There would be sufficient area for more active recreation than is contained in the Town recreation area on Lombard Avenue. This site and its facilities can be replaced in a presently undeveloped section thus eliminating future street and utility construction costs. It would also leave the Town with developed house lots whose value when sold should help defray the cost of building new recreation facilities on the new site.

It is essential to preserve the storm flow of Pecousic Brook, which between the railroad and North Main Street crosses land zoned for business and commerce. As this land is developed, the cost of relocating the brook should be justified. Kept in an open channel with even a minimum planting, an attractive open space should be created while the stream still fulfills its function as a natural feature, and a major water channel.

There are substantial areas of land in Town that are completely or largely open, some in the natural state, and some partly or extensively developed or used. Town schools, and the future school site between Gates Avenue and Heritage Park, amount to some 157 acres. Besides a number of small pieces and the town hall complex, Heritage Park and the new Police facility and land amount to some 84 acres. The Conservation Commission has over 100 acres under its jurisdiction; and the two golf courses and the Allen Street golf facility amount to over 230 acres. Of this total, however, only the Conservation Commission land can be considered to be permanently open space.

The Conservation and Recreation elements of the Master Plan show over 1100 acres of land now privately owned that the Soils Survey shows to be land with severe limitations for building development because of severe wetness or severe bedrock conditions. The Master Plan proposes eventual acquisition of a substantial part or most of this land for open space - about 200 acres specifically for recreational purposes, and the balance for parks and conservation, which can also provide for recreational uses that are compatible with conservation.

As the Town population grows closer to saturation, the population center will shift to the east and south of town hall, further away from Heritage Park. The increased population will need more recreational facilities than are now available, and it would seem logical to build these additional facilities in a new location such as east of Kibbe Road (toward the southern end) or north and west of Pease Road and Lee Street, as previously noted. Both of these areas are shown for Recreation to allow for flexibility, but only one area will be needed eventually. Both areas shown contain enough land, and most of the land is classified by the Soils Survey as suitable for athletic fields. Both areas can be incorporated with other open space acquisitions to create larger blocks of natural landscape.

On Allen Street there is a former sanitary landfill site that is now no longer used for this purpose. It is in an area of existing and planned subdivisions, where there is good potential for residential development of now open land. This site has a potential for future development as a neighborhood recreational facility. It will be some years before the land stabilizes sufficiently for building construction,

but some open uses could be established as soon as needed. Good pedestrian access to Allen Street, as well as access for maintenance vehicles and perhaps for some parking should be assured now before too much development takes place along the road frontage.

There is also a need for smaller areas, for informal recreation, more directly related to and connected with present and new residential subdivisions. These areas should provide for active recreation unless there are very significant reasons why a specific piece of land should be set aside for conservation.

Long Range Recreation Land Plan

The following summary of land areas needed to serve the estimated saturation population is based on standards of the National Recreation and Park Association.

LONG RANGE RECREATION LAND NEED (IN ACRES)

	Land Now Town Owned in (00)			
	1975		1990	Saturation
Playground play areas	34		48	55
1/3rd of school lands*		(25)		
Play fields areas**	29	(30)	38	44
Neighborhood parks	34		48	55
Neighborhood facilities	97	(55)	134	154
Large Parks - (Heritage)	68	(46)	95	110
Special Facilities (Wild-life, Golf)	33	(105+)	47	55
Town wide facilities	101	(151)	142	165
Total	198	(206)	276	319

*Exclusive of high school
**Includes high school

Playgrounds and play areas are now mostly in school grounds, and additional land is proposed as parts of new subdivisions, and in some cases on present conservation land.

Additional playfield areas are proposed at new school sites, on Allen St. at the former landfill area, and on the proposed park/recreation/town facility in the southeast section of Town. Neighborhood parks, relatively small in size, are proposed along Pecousic Brook, at Pleasant View School in the future, the Vineland Avenue conservation area, on the old school site, if this site is not otherwise used, in School Street, and on some of the open space lands that are suited to park uses compatible with preservation. Another large park in the southeastern part of Town is proposed east of Kibbe Road where the land is most suitable for park development, connected with recreation, conservation, and perhaps other Town facilities in the future. The same kind of planning could incorporate all these functions near the intersection of Pease Road and Lee Street.

Special facilities would include the present Wildlife Sanctuary off Parker Street, the present Town owned Franconia golf course and privately owned Elmcrest Country Club. With any substantial amount of public open space, the Town should consider developing horseback riding trails, which, leased to private enterprise, could bring income to the Town from this open space, and at little expense.

IS THIS A TYPO

Agricultural Land

One form of open space that will not only preserve open space, but still maintain the rural character, is agricultural use. There are significant areas of tobacco growing south of Denslow Road, orchards northwest of Porter and Parker Streets, and numerous pastures and cultivated fields scattered throughout the eastern parts of Town. Nursery gardening is another active use of open space. Good agricultural land should be encouraged to continue in a productive state; it is a natural resource which, once destroyed by development, will be lost along with the potential food or food by-products it could produce.

The Master Plan proposes a new type of zone for land used extensively for farming purposes; permitting all types of agriculture, horiculture, and floriculture, and related uses, but limiting building development to only those uses related to farming operations.

RIGHT TO FARM.

School Data

Purpose

The purpose of this part of the Master Plan report is to examine the potential need for more land for school facilities as the Town grows toward full or saturation development, in order to provide a long range background for making the shorter range decisions on school facilities.

School Enrollment Projections

In the table below, the age group 5 to 17 from the Federal Census of 1970 (based on single year count) is compared with school enrollment by grade groups (school department records).

Table 1.6

SCHOOL/AGE GROUP RELATIONSHIP 1970

	K	1/6	7/8	9/12	Total
School Enrollments	266	1843	647	1053	3809
Federal Census - age 5	240				
ages 6/11		1789			
ages 12/13			664		
ages 14/17				1223	
ages 5/17					3916

It is recognized that not all 5 year olds are in school, and that there are 18 and perhaps 19 year olds also in school, but this is a natural relationship, it will vary from one to another community, but it has been found by planning consultants to be a useful tool in projecting long range needs for school facilities.

In the U. Mass population projections, the distribution of ages into groups varies from the school grade groupings, but they can be readily adapted for use. They use the same 1970 numbers as given in the Federal Census.

The table below shows the comparison of school grade group projections with corresponding age group projections adjusted to fit the grade groups.

Table 2.6

SCHOOL GRADE/AGES GROUP PROJECTIONS

	1970	1975	1980	1985	1990
(U.Mass) age 5	240	225	265	330	254
School Dept. Grade K	266	200	225	320*	250*
age 6/11	1789	1517	1536	1851	2178
grades 1/6	1843	1379	1232	1800	2180
age 12, 13	664	616	474	540	664
grades 7, 8	647	569	435	540	660
age 14/17	1223	900	771	962	1073
grades 9/12	1053	1233	1030	940	1110
Totals - 5/17	3916	3258	3046	3683	4169
grades K/12	3809	3381	2922	3600*	4200*

*TPA Estimates

It is interesting to note in the table above that there is about a 3% difference between the total school enrollment and the age group projections - both for 1975 and 1980. The age group data seem consistent with school enrollment data during the past years reviewed. If this same relationship continues to 1985 and 1990, which seems a reasonable assumption, then the age group projections of the U.Mass projections will give potential numbers for school enrollments by grade groups

for these years. These numbers should not be considered to be predictions, but only as reasonable possibilities based on present trends.

Counted in the 1970 Federal Census, there were in East Longmeadow 1934 females aged 20 to 44, usually considered to be the age group accounting for the largest percentage of births. In the U.Mass projection of the Town's population by age groups 20 to 44 group is projected to contain 3259 females in 1990.

The following vital statistics of the Town show both the significant increase in marriages and the decline in births in the last few years.

Between 1960/1969	there were 1539 births	av. 154 per year
	there were 1444 marriages	av. 144 per year
Between 1970/1973	there were 496 births	av. 124 per year
	there were 1420 marriages	av. 373 per year
Between 1960/1970	the number of DU's increased 818	av. 82 per year
Between 1970/1973	the number of DU's increased 288	av. 72 per year

However, more marriages represent a potential for more births, a force opposing the decline in the number of children per family. This force also gives credence to increases in school age children projected in the U.Mass study for 1985 and 1990. What all of the above tend to show is that there will probably continue to be a small decline in school enrollments until 1980 or a little before then, after which time the trend should reverse to one of growth of enrollments.

Based on the School Department predictions, the number of students in 1980 in each of the grade classes will not exceed 1970 enrollments except in grades 11 and 12. About 1985 the projected age 5 group only will exceed kindergarten enrollment in 1970. It is not until 1985 that the 6/11 group (normally grades 1/6) will be higher, by some 60 children, than in 1970. The age group 12 and 13 (grades 7/8) show some 17 more in 1990 (less than 4%) and the high school group, 14/17 is 20 students higher in 1990 than in 1970 (less than 2%).

It is recognized that, in each school grade, there are undoubtedly pupils of more than one age. However, analyses in other school systems in towns comparable to East Longmeadow have shown that, for the purpose of comparison as used herein, ages 5 to 17 make a valid comparison with grades K to 12; more so in most cases than comparing ages 6/18 to K/12. And in East Longmeadow in 1970 there were a total of 240 five year olds, and a toal of 228 18 year olds. So, if the age group 6/18 was used in preference to the 5/17 age group, the difference would be just over 1/2 of 1% - not a significant or really measurable quantity.

Another consideration is the fact that in the year 1990, or even after that, East Longmeadow is not expected to have reached its optimum population of some 20,000 to 22,000 people. This is too far in the future to do anything but recognize that the 4200 projected enrollment in 1990 could increase to around 5000 students when the Town is fully developed in accordance with the Master Plan.

The main reason for these projections is to examine the long range need for land for more school capacity in the face of Town growth.

Summarized, the above figures and projections indicate that space, beyond enrollments in 1975, for additional pupils by grade groups is needed:

for kindergarteners a peak of about 120 more around 1985, declining to present enrollments about 1990;

for grades 1/6 about 400 more by 1985 plus another 380 by 1990;

for grades 7/8 declining to about the year 1980, but by 1990 some 100 more pupils than in 1975;

for grades 9/2 declining to around 1985, and by 1990 about 100 less than in 1975.

And barring conditions not now foreseen, 1990 will not see the end to the growth of the Town, nor to school enrollments. Based on the project saturation population of say 22,000 residents, the school population at saturation could be in the range of 4500 to 4650 pupils, as much as one third greater than in 1975. These projections may well be reviewed in light of the 1973 School Building Committee Report to the Town.

The 1973 School Building Committee's "Long Range Plans" have been completed as to priority 1: - significant improvements at the high school. Their other listed priorities were:

. "Replacement of Pleasant View School, grades 1/2, to be occupied in the fall of 1977. All 6th graders to be moved out of Birchland Park School by this date;

. The renovation of Birchland Park School, grades 7/8, and addition of an all purpose room to be occupied in the fall of 1977;

. Construction of an elementary school on the Blackman Site (off Gates Avenue and surrounded by Heritage Park on three sides) to be occupied tentatively in the fall of 1982."

Considering the space needs rather than the distribution of grades into schools, there will probably be a need by 1990 for another 780 pupils in grades 1/6. If it is assumed that a 20 room elementary school, having an optimum capacity of 500 pupils is the desirable maximum size, these figures indicate a need for two such schools, one of which will replace Pleasant View as now proposed.

Considering a future population distribution around 1990, a good location for the school would be in the area of Pease Road and Prospect Street, where the Master Plan proposes a site to combine educational, recreational, conservation and other Town facilities needed for the long range.

Any alterations to Birchland Park for grades 7/8 might well consider the desirability of flexibility in grade distributions and the probable increase in grades 7/8 by 1990 and beyond.

The high school would seem to have adequate capacity for the foreseeable future and has possibilities for further expansion as the need arises.

The changes in Town and school population should be carefully reviewed in the basis of State and Federal Census data, and compared with the assumption and projections made herein, in order that any significant differences can be determined and appropriate changes can be made in land needs for future school facilities.

The Recreation section of the Master Plan describes the significant extent to which parts of the school plant are used for both educational and non-educational programs during non-school hours. This is highly desirable as well as economical to make maximum use of the school facilities. The Master Plan recommends continuance, and where possible, the expansion of school facilities that may be used also for general community purposes. In the design of new buildings, or alterations to those existing, it should be possible to accommodate community activities with entrances and storage facilities arranged to be completely closed off and secure while such activities are operating.

The Historical Headquarters/Museum

The Historical Headquarters/Museum building should be preserved, in its present location as long as possible. As long as its small area is separated by the fire station from the town hall/library, it cannot significantly add to the utilization of the town 400 odd feet frontage on Maple Street. But if some day no further use is found for the fire station building, its removal, and Town acquisition of more land to the north, opens up intriguing possibilities of a landscaped mall, with the historic buildings at each end, and a new library set well back from the street, and parking areas screened out. This is only one possibility that will become apparent under a coordinated study of all community facilities.

CHAPTER 7

PUBLIC UTILITIES

Sewers

Much of the central, northeast and western areas of Town are now sewered. All of the sewage enters the Springfield system and, because of the slopes of the land, much of the sewage is now and will in the future have to be pumped to a sufficient elevation to drain by gravity into the Springfield treatment plant.

East of Shaker Road, the southerly section of Town below Chestnut Street, St. Joseph Drive, and the southerly leg of Fernwood Drive, is the least developed section of Town. By far the largest part of this area drains to the south; only the westerly slope of the land between Prospect Street and Shaker Road drains to existing sewers in Shaker Road. Except for the Pease Road sewer to Prospect Street, there are no sewers in this area. Some of the subdivisions in this area are developed or developing, some are not. One subdivision approved ten odd years ago, on land with severe limitations for septic tanks, has not been developed except along the existing street frontage.

Present planning studies indicate a gravity system for the entire southeast area to flow to two new pumping stations, one near the golf club and one near Somers Road and the state line. This will require Town expenditures in the hundreds of thousands of dollars for force main trunk lines alone, which must be installed and connected to present sewers flowing to Denslow Road before any houses or subdivisions can be served. And Town expense is only 10% of total cost of the trunks, which are 90% Federal/State funded.

A significant amount of land in this southeast section is classified (SCS) as having soils severely limited for use for home sites, even with public sewers. A good portion of this land class is better retained for open space than used for residential development.

Also, other areas of substantial size are classified as having only slight to moderate limitations for use of residential septic tanks. In this southeast section, more than half the land area is in AA zone, now requiring 40,000 sq. ft. of lot area per family. The balance is in A zone - 25,000 sq. ft. per family, with some 400 acres (in AA or A zone) devoted to the golf course and utility transmission land.

Given all of these conditions there is at least one alternate to the type of development now taking place. This is to zone the whole area AA zone, and permit development using septic tanks on only the land where existing soils, at locations where leaching fields will be installed, can properly assure safe disposal of sewage effluent. In some areas it appears this can be done with the open space, or cluster type design, where the reduction in lot size

goes into public open space land, and lots of the A zone size can usually be used safely.

This alternate development policy would provide for an additional 500± families in the area now located on soils adequate for septic tank use. These families would be situated in clusters, separated by the approximately 600 acres of open space in this area, thus preserving much of the present character of the land. Then at such time as the force main trunks are built, the present residential properties, where appropriate, can be sewered and connected and additional land for 500 odd families can be safely developed.

The Plan proposes continuing the policy of requiring new subdivisions to be connected to public sewers, where existing sewers are within reasonable reach. It is further proposed to permit the use of septic tanks only on land that has only slight or moderate limitations to such use, based on SCS data plus on-site investigation. Where septic tanks are used, lot areas should be not less than 25,000 sq. ft. with public water.

Water Supply

East Longmeadow gets its public water supply from Springfield, where it is treated before distribution. Springfield's sources of supply are adequate for present needs, but according to the Metcalf & Eddy "Water Supply Study" for the Lower Pioneer Valley Regional Planning Agency in 1969/70, they will need to be improved and increased to avoid deficiencies by the year 2020, or before. Provided the sources of East Longmeadow water supply increase in proportion to the estimated local and regional future needs, the Town should have an adequate water supply to serve the population that is or should be connected to public water.

The Master Plan is based on the continuing integration of the Town water supply with that of Springfield or other multimunicipal entity. The Plan also recommends the extension of the water distribution system to all new areas developed under the densities permitted by present zoning. The extension of the water supply is also essential for fire protection, especially in areas of high hazards. Pipe sizes, and the looping of water mains should be in accord with the standards established by the Insurance Services Office in "Guide for Determination of Required Fire Flow". A present study by Tighe and Bond covering the Town's low pressure water system may indicate the need for a pump and storage tank in the north end. If located on Heritage Park land, no new land purchase would be required.

Storm Drainage

Piping and structures to carry surface water runoff are required in subdividing land, and there are many such installations in Town and State roads. The final collectors of storm runoff are the brooks, streams, and rivers of the Town and the Region. It is vitally essential for public safety that the presently open stream channels be kept open and the flow kept unobstructed to avoid flooding.

The Master Plan proposes a by-law that will prevent filling the land or building structures so close to the stream as to restrict the channel capacity below the size required to safely carry a 100 year storm. This is not the maximum storm that has been experienced or that will occur in the future; it is a reasonable standard for design. This standard is proposed for all watercourses traversing new subdivisions with stream flows based on full development upstream in accordance with the Master Plan

Solid Waste Disposal

Solid waste disposal has been the subject of numerous studies on the state, regional, and subregional (Springfield) levels. Serious consideration is being given to recycling and recovery of resources, and the potential for producing energy, as well as for the actual disposal of solid wastes. Under this type of program, East Longmeadow is and will always be too small in population to operate individually. The Master Plan proposes that the Town work with its neighbors toward a multi-town approach to solid waste recycling and disposal.

NTS
THIS
MAY
HAVE
EVOLVED

CHAPTER 8

TRANSPORTATION AND CIRCULATION

Regional

In September 1969, Volume II of the Springfield Urbanized Areas Comprehensive Transportation Study, titled "The Land Use and Transportation Plans" was completed by Wilbur Smith and Associates for the Massachusetts Department of Public Works, in cooperation with the U.S. Dept. of Transportation - Federal Highway Administration - Bureau of Public Roads, and the U.S. Dept. of Housing and Urban Development. This study contains recommendations for the transportation plan to meet the 1990 travel needs of the Springfield region, and some proposals will affect East Longmeadow.

NTS
CHECK W/ TIP

The corridor for the limited access East Belt (Route 21) 4 lane expressway begins at the Connecticut State line where it connects with an extension of Conn. Route #190 in Enfield. It runs east along the State line and then swings northward to Wilbraham town line. At the west end of town, a 4 lane arterial is proposed, following the Dwight Road right-of-way to Chestnut St., and then along a new right-of-way at the East Longmeadow - Longmeadow town line, connecting with the East Belt route at the Conn. State line.

In addition, the regional plan proposes a two lane arterial facility, extending Bradley Road in Springfield, generally along Schneelock Brook to and through East Longmeadow, east of the McCarthy Hill, to connect with Route 83 (Somers Road) at the Chestnut Street intersection. Allen Street is also proposed for widening to a 4 lane arterial.

The regional transportation plan will put substantially all of East Longmeadow within about 10 minutes of the entire northeastern expressway system. At such time as all or significant parts of the regional system become operational, the external pressures on town growth will increase significantly.

The Regional Public Transport Plan

This plan recognizes the continued importance of public transportation in the region. It is anticipated that before 1990 there will be potential bus traffic to justify a bus route along Dwight Road, Chestnut Street to Shaker Road, and then northerly via North Main to Springfield. A further loop utilizing the above would extend bus service to Denslow Road or to Industrial Drive (over the future arterial), and then north on Shaker Road to the center and on to Springfield. The interregional bus routes on Route 83 southerly would undoubtedly remain. The relationship between transportation and land uses must be considered as future land use plans are made; mass transit is economically feasible only where there is a sufficient volume of users, i.e. intensity of land uses, preferably in each direction, to support the service.

This is another reason, then, for proposals in the other reports for concentration of higher intensity uses in the southwest sector of town. While there will be a greater concentration than in a residential neighborhood, densities are not too great; lot coverage is, and is proposed to remain, low, with substantial landscaping and planting requirements to minimize the sensual effects of such concentrations. And mass transit will reduce auto related pollutants, including traffic.

The Town Road System

As most residents know, the Town's basic street pattern radiates from a central hub, at the Town Hall, where seven streets converge from literally the 4 corners and 3 sides of the town. These are the major town streets; they are in turn connected by a series of loop streets, such as Pease Road in the south and Maple-shade and Westwood Avenues in the north. These latter streets do and probably will carry less traffic than the major town streets (or arterials), so should probably be classed as secondary arterials. Parker Street now carries a great deal of traffic on summer weekends - probably headed for the Connecticut and Rhode Island shores - but enough to justify classification as a major town street, or arterial. How long this will continue after completion of expressways planned in this region, and in Connecticut, is a matter for continuing study.

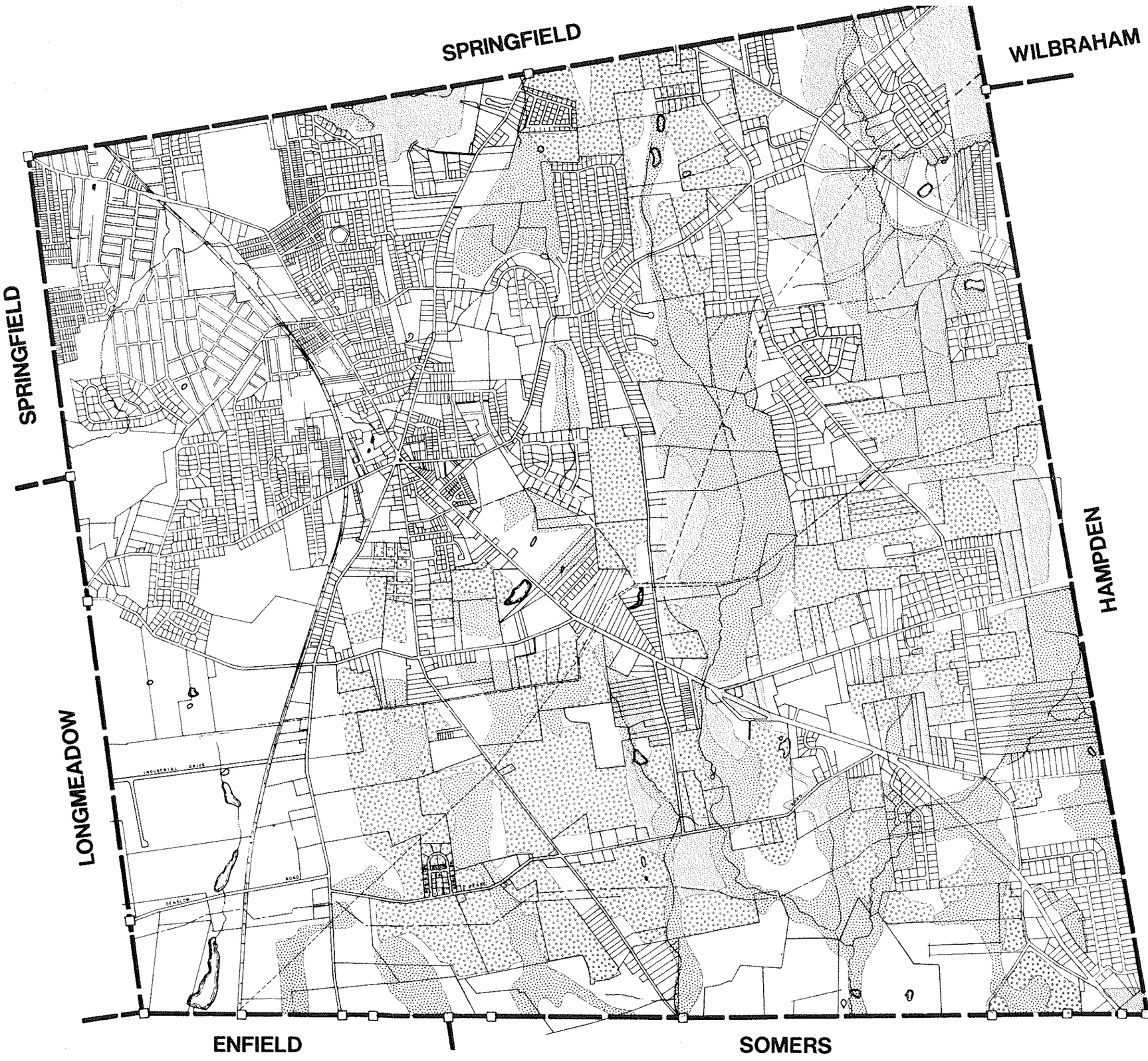
Chestnut Street also forms a loop between the Williams St./Dwight Street corner in Longmeadow, and Route 83 south of the center. In anticipation of present future industrial traffic, and the regional proposal for a two lane arterial from Springfield south to Route 83 at the Chestnut Street junction, Chestnut Street should certainly be a major town artery.

In the newly proposed IGP land south of Chestnut Street, new streets will be needed, connecting Industrial Drive and Chestnut Street and also extending to Denslow Road the street running south from Industrial Drive. These streets should be built to meet the standards of Industrial Drive.

Carrying less traffic volume, but still more than strictly local, or residential streets, are the collectors, such as Lee Street, the Vineland, Kensington, Lombard Avenue systems, and Braeburn Road connected via Cooley Road to the Vineland Street collector. Eventually, if North Circle Drive is extended to Elm Street by a future development, North Circle and Colony Drives will form a logical pattern for a collector street, albeit with a lesser volume of traffic than Kibbe Road to which it connects along Porter Street. However, considering the limitations of extending North Circle westerly to Elm Street, a connection through more suitable land to the Lynnwood Rd./Orchard Rd. collector could be a more practical route.

As the above collector road system continues south of Westwood, in part along Newbury and Grove Avenues, a new street will provide good access along the west side of the undeveloped but industrially zoned strip. Eventually, this new road should connect with one of the streets running north from Maple Street. These road improvements will give access to presently open land of about 20 acres now zoned industrial, plus about 25 additional acres of open land having a high potential for industrial uses.

NTS
LOOK
AT THIS
ON MAP



EAST LONGMEADOW
massachusetts

East Longmeadow Planning Board

SUITABILITY MAP

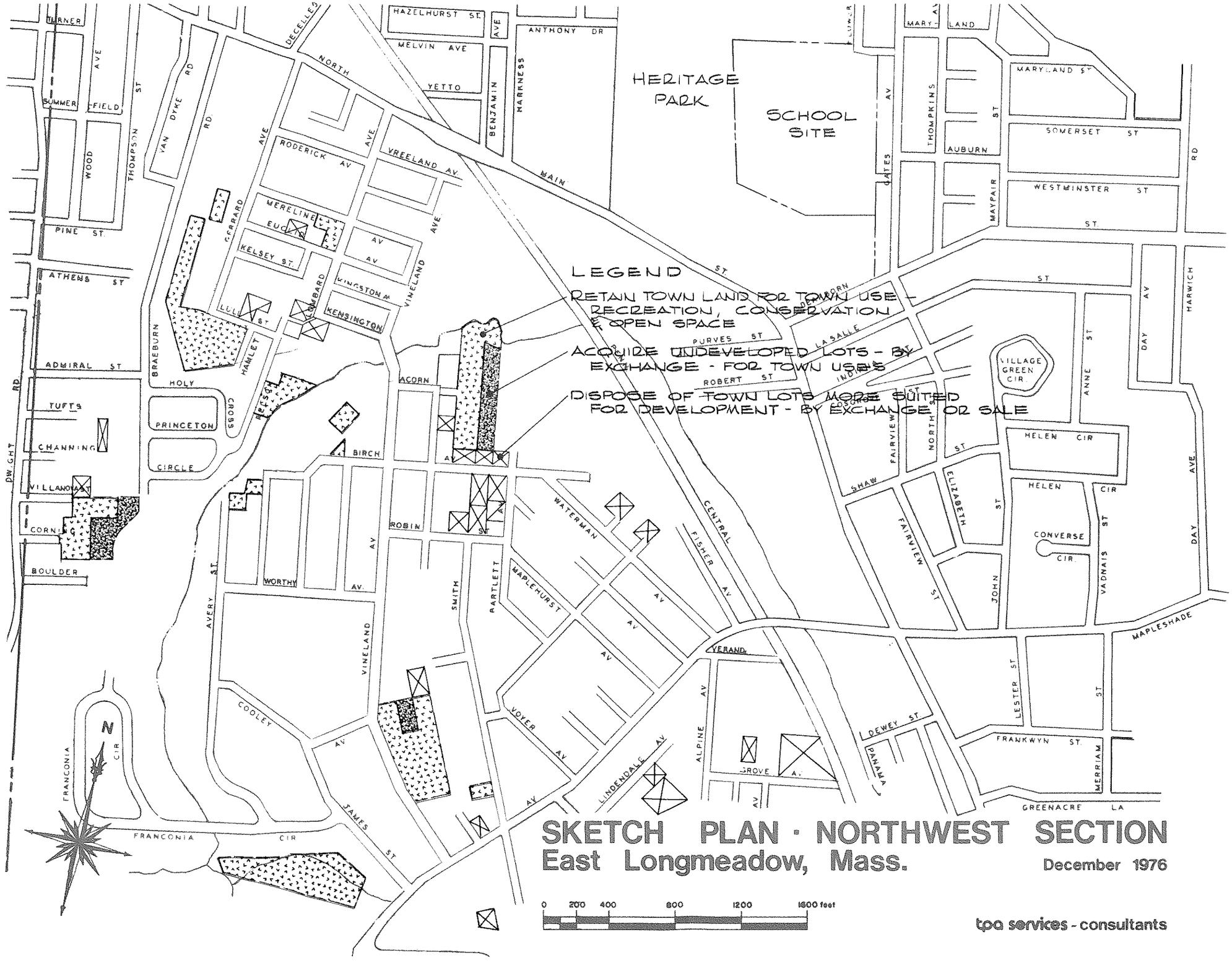
- SEVERE LIMITATIONS
- MODERATE LIMITATIONS
- SLIGHT LIMITATIONS

December 1976

N

Scale in feet:
0 1000 2000 3000 4000

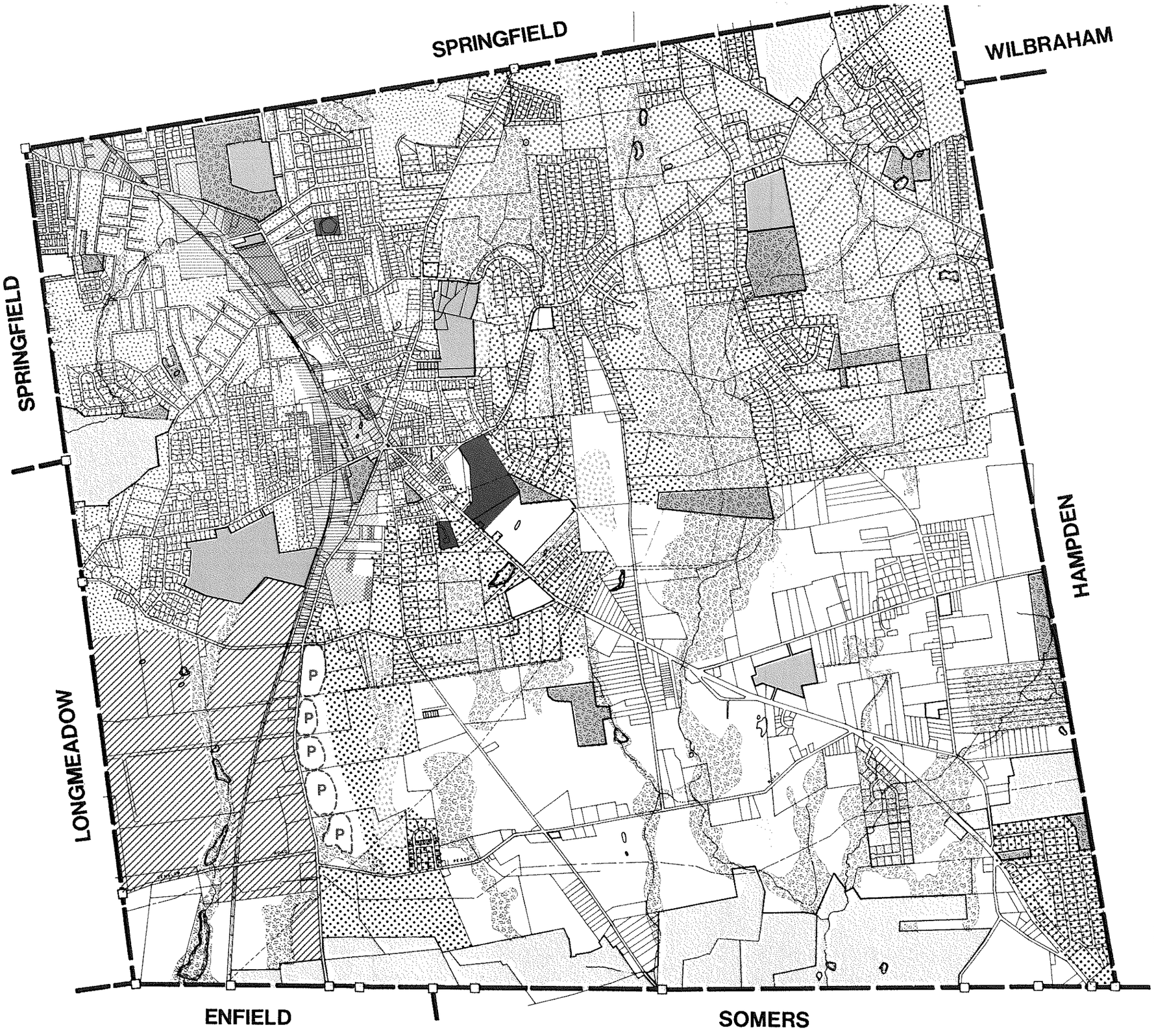
tpa services ~ consultants



SKETCH PLAN · NORTHWEST SECTION
East Longmeadow, Mass.

December 1976

tpo services - consultants



EAST LONGMEADOW massachusetts

East Longmeadow Planning Board

FUTURE LAND USE PLAN

- OPEN SPACE
- STEEP SLOPES - 15 % AND ABOVE
- TOWN OWNED
- COMMERCIAL
- BUSINESS
- INDUSTRIAL
- INDUSTRIAL GARDEN PARK
- P PLANNED DEVELOPMENT
- RESERVED LAND

RESIDENTIAL DENSITIES

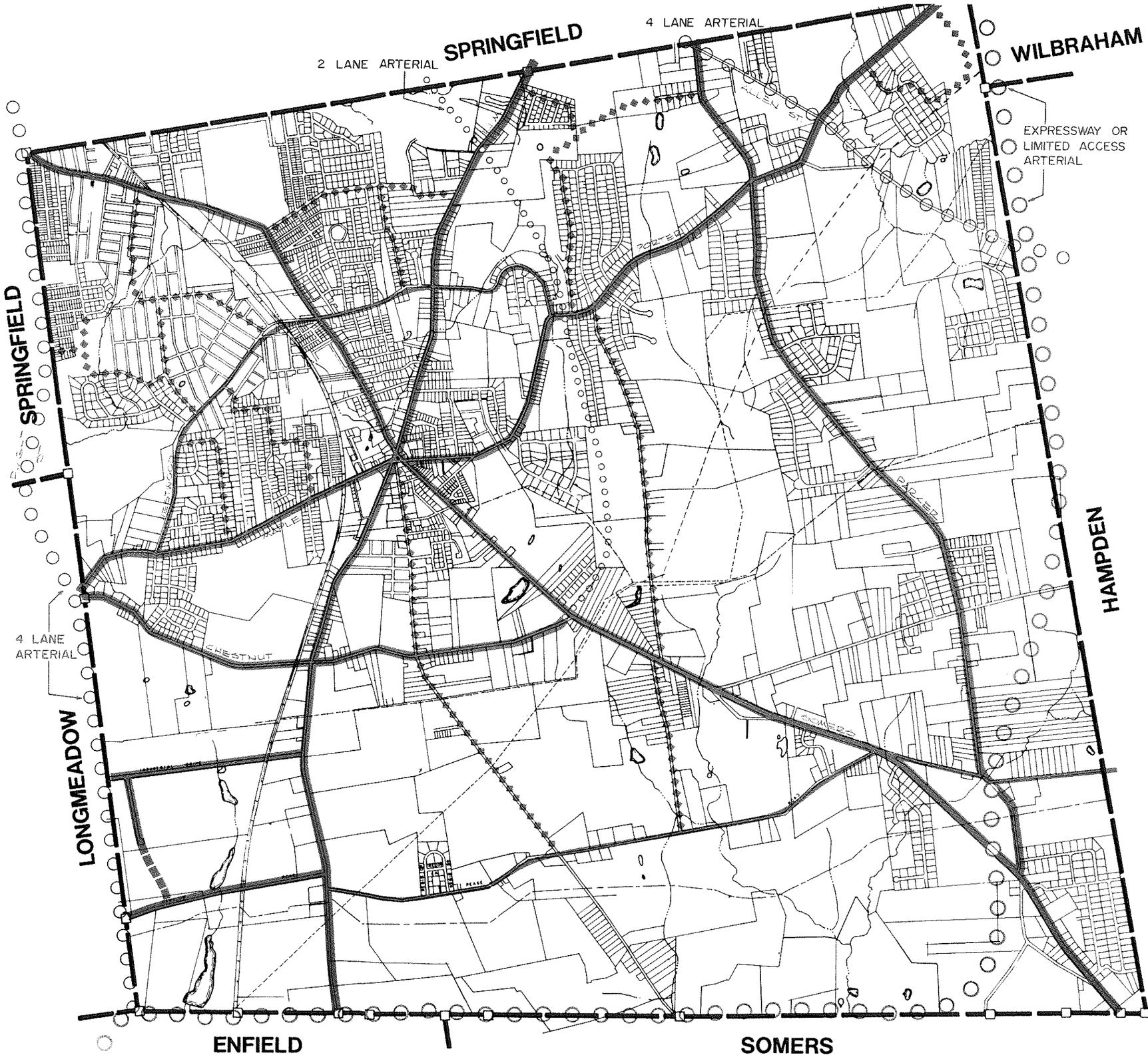
- LOW
- MEDIUM
- VILLAGE
- HIGH

December 1976

N

Scale in feet:
0 1000 2000 3000 4000

tpa services ~ consultants



EAST LONGMEADOW
massachusetts

East Longmeadow Planning Board

CIRCULATION PLAN

- TOWN ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR
- REGIONAL PROPOSALS (AS NOTED)

December 1976

N

Scale in feet:
0 1000 2000 3000 4000

tpa services ~ consultants