

NOTICE OF PUBLIC MEETING

EAST LONGMEADOW PLANNING BOARD MEETING NOTICE

Date: January 21, 2020

Time: 6:00 PM

Place: School Committee Conference Room

East Longmeadow High School, 180 Maple St., East Longmeadow, MA



MARKED AGENDA

CALL THE MEETING TO ORDER **6:01 PM**

PRESENT: RUSSELL DENVER, CHAIR
 GEORGE KINGSTON, VICE CHAIR
 TYDE RICHARDS, CLERK
 JON TORCIA
 PETER PUNDERSON

Staff Present: Constance Brawders, Planning & Community Development Director; Bethany Yeo, Planning & Community Development Administrative Assistant

-Introduction of new Planning Board member: Peter Punderson

APPROVAL OF MINUTES:

January 7, 2020

Motion GK; JT. APPROVED 4-0. 1 abstained.

SITE PLAN WAIVER REQUESTS:

1. **SPRW 2019-44: Home Office**—Request by applicant for Site Plan Review Waiver for a home office at 241 Pease Road (Assessor's Parcel ID 43-21-0) on a 1.60 +/- acre site in the Residence AA zoning district. Applicant: Pallyanna Borrello, 241 Pease Road, East Longmeadow, MA 01028. (Cont. December 17, 2019)
Applicant not present. Continued to February 18, 2020.

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Constance Brawders at 413-525-5400 x 1701 or (constance.brawders@eastlongmeadowma.gov) or MassRelay 711. Requests should be made as soon as possible but at least 48 hours prior to the scheduled meeting.

The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may, in fact, be discussed.

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2. **SPRW 2020-01: Enso Martial Arts**—Request by applicant for Site Plan Review Waiver for a martial arts school at 80 Denslow Road (Assessor's Parcel ID 10-8-0) in an existing 40,000 +/- SF fitness studio shared with CrossFit Blue Diamond in the Industrial Garden Park zoning district. Applicant: Dustin Humphrey, 100 Hampden Road, East Longmeadow, MA 01028.
Motion GK; PP. APPROVED 5-0.
3. **SPRW 2020-02: Esthetics Salon**—Request by applicant for Site Plan Review Waiver for an esthetics salon at 38 Harkness Avenue (Assessor's Parcel ID 12-1-3) on a 0.29 +/- acre site in the Business zoning district. Applicant: Natalya Czapienski, 57 Rencelau Street, Springfield, MA 01118.
Motion GK; PP. APPROVED 5-0.
4. **SPRW 2020-03: Home Office**—Request by applicant for Site Plan Review Waiver for a home office for Dave Your Window Butler, a window cleaning business at 64 Meadowbrook Road (Assessor's Parcel ID 79-11-19) on a 1.32 +/- acre site in the Residential A zoning district. Applicant: David Morgan, 64 Meadowbrook Road, East Longmeadow, MA 01028.
Motion GK; PP. APPROVED CONTINGENT UPON SUBMISSION OF LETTER OF AUTHORIZATION 5-0.
5. **SPRW 2020-04: Fascial Stretch Therapy**—Request by applicant for Site Plan Review Waiver for an assisted stretching/relaxation business at 38 Harkness Avenue (Assessor's Parcel ID 12-1-3) on a 0.29 +/- acre site in the Business zoning district. Applicant: Caitlin Lavin, 103 Swan Ave, Ludlow, MA 01056.
MOTION PP; GK. APPROVED 5-0.
6. **SPRW 2020-05: Home Office**—Request by applicant for Site Plan Review Waiver for a home office for JJK Productions, an event and concert promotions business at 118 Lee Street (Assessor's Parcel ID 54-27-6) on a 0.64 +/- acre site in the Residence A zoning district. Applicant: Joshua Kelleher, 118 Lee Street, East Longmeadow, MA 01028.
MOTION GK; PP. APPROVED 5-0.

CONTINUED PUBLIC HEARINGS:

7. **Case SITE 2019-11: Ground Mounted Solar Facility** – Request by applicant for the installation of a 4 Megawatt ground mounted solar facility at Rear Pease Road (Assessor's Parcel ID 33-1-0) located on a 21.26 +/- acre site in the Residence AA zoning district. Applicant: Steve Broyer, PLH, LLC, 222 South 9th Street, Ste. 1600, Minneapolis, MN 55402. (Cont. November 19, 2019; December 3, 2019; December 17, 2019)
PP recused. MOTION TR; GK. CONTINUED TO FEBRUARY 4, 2020 4-0.
8. **Case SD-P 2019-01: Shelby and Silver Fox Lanes**—Request by applicant for Preliminary Subdivision approval for a two (2) lot subdivision on a 3.81 +/- acre site located at Shelby Lane and 14 Silver Fox Lane (Assessor's Parcel ID 65-16-5) in the Residence A zoning district. Applicant: Giuseppe Capua and Vanessa Capua, 14 Silver Fox, East Longmeadow, MA 01028. (Cont. December 17, 2019)
PP recused. MOTION GK; JT. CONTINUED TO FEBRUARY 18, 2020 4-0.

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NEW PUBLIC HEARINGS:

9. **Case MT SP 2019-12: Massage Therapist Facility**—Request by applicant for Special Permit for a massage therapist facility at 45 Crane Ave (Assessor's Parcel ID 27-24-A-1) in an existing structure known as Healthtrax Fitness and Wellness and consisting of 19,004 +/- SF located on a 1.84 +/- acre site in the Business zoning district. Applicant: Arianne Boyajian, 45 Crane Ave, East Longmeadow, MA 01028.
Motion PP; GK. APPROVED 5-0.

10. **Case SP 2019-14: 64 Maple Street**—Request by applicant for Special Permit for a carry out restaurant at 64 Maple Street (Assessor's Parcel ID 27-9-0) in an existing structure, known as the historical Train Depot, consisting of 800 +/- SF located on a 3.08 +/- acre site in the Business zoning district. Applicant: Steven Graham, 35 Industrial Drive, East Longmeadow, MA 01028.
Motion GK; PP. APPROVED 5-0.

OTHER BUSINESS:

11. **Case SD-D2019-04: Modification of Definitive Subdivision Plan for Hidden Ponds Estates** - Request by applicant for release of lots from covenant and substitution of surety by Irrevocable Letter of Credit. Applicant: Al Joyce, Rose-Bud Builders, LLC, P.O. Box 79, East Longmeadow, MA 01028. (Cont. December 17, 2019)
Applicant not present. Continued to February 18, 2020.

12. Update to Mixed Use Zoning:
 - a. **Case: ZN 2019-01 - Mixed Use District:** Petition by Applicant, M & A Longmeadow, LLC, to amend the Zoning By-law by adding a new zoning district for Mixed Use and to change the Zoning District Map for the Town of East Longmeadow. Applicant's agent: Atty. Jane L. Mantolesky, Fitzgerald Attorneys at Law, PC, 46 Center Square, East Longmeadow, MA 01028.
 - b. **Case: ZN 2019-02 - 330 Chestnut Street:** Petition by Applicant, M & A Longmeadow, LLC, consider a zoning change at 330 Chestnut Street (Assessor's Parcel 18-38-0), a 40.35 +/- acre site, from the Industrial Garden Park zoning district to a Mixed Use zoning district. Applicant's agent: Atty. Jane L. Mantolesky, Fitzgerald Attorneys at Law, PC, 46 Center Square, East Longmeadow, MA 01028.
Update provided by Marilyn Richards.

13. Planning and Community Development Director's Report
Introduction of New Member Peter Punderson.

ADJOURN: Motion to adjourn GK; PP. APPROVED 5-0 at 7:39 PM.

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DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is February 4, 2020.

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