



ZONING BOARD OF APPEALS MEETING

Monday, January 26, 2026 6:30 PM EST

Pleasant View Senior Center; Media Room

328 North Main Street, East Longmeadow, MA 01028

AGENDA

1. **CALL THE MEETING TO ORDER**

2. **ROLL CALL**

3. **ADMINISTRATIVE MATTERS**

A. Meeting Minutes: Approval of Meeting Minutes from December 8, 2025

4. **PUBLIC HEARINGS**

A. **Case ZV-2025-03**: A Petition for Variance under East Longmeadow Zoning Bylaws Table 3-2 in which the applicant is requesting relief from the Minimum Lot Area requirements to construct a single-family home at 0 Prospect Street in East Longmeadow (Assessor's Parcel ID 45-1-0) in the Residence AA zoning district. Applicant: Jeffrey R. Mitchell, 51 Rogers Avenue, West Springfield, MA 01089. **CONTINUED FROM DECEMBER 8, 2025.**

B. **Case ZV-2025-05**: A Petition for Variance under East Longmeadow Zoning Bylaws Table 3-2 and Ch. 450 Sec. 5.7 in which the applicant is requesting relief from the Minimum front yard setbacks and 100 foot buffer requirement from residential districts for car service activities at 546 North Main Street in East Longmeadow (Assessor's Parcel ID 2B-76-1) in the Business zoning district. Applicant: Zaremba Group, LLC c/o John Wojtila, 14600 Detroit Avenue, Suite 1500, Lakewood, OH 44107.

5. **OTHER BUSINESS**

6. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact the Planning Department at 413-525-5400 x 1700 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. Other items not listed may be brought up for discussion to the extent permitted by law. Massachusetts General Laws, chapter 30A, Section 20(e) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.