

# NOTICE OF PUBLIC MEETING

## EAST LONGMEADOW PLANNING BOARD

### MEETING NOTICE

Date: February 4, 2020

Time: 6:00 PM

Place: School Committee Conference Room

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



### MARKED WORK SESSION AGENDA

#### **CALL THE MEETING TO ORDER 6:00 PM**

#### **CALL THE ROLL**

**PRESENT**      RUSSELL DENVER, CHAIR  
                  GEORGE KINGSTON, VICE CHAIR  
                  TYDE RICHARDS, CLERK  
                  JON TORCIA  
                  PETE PUNDERSON

Staff Present: Constance Brawders, Planning & Community Development Director (arrived 6:07 PM);  
                  Bethany Yeo, Planning & Community Development Administrative Assistant

#### **APPROVAL OF MINUTES:**

January 21, 2019

PP amended grammatical errors.

**Motion GK; JT. APPROVED AS AMENDED 5-0.**

#### **CONTINUED PUBLIC HEARINGS:**

1. **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 9<sup>th</sup> Street, Ste. 1600, Minneapolis, MN 55402. (Cont. November 19, 2019; December 3, 2019; December 17, 2019; January 21, 2020)

Applicant will petition the Zoning Board of Appeals for a Variance from the frontage requirement. Applicant requested continuance to the March 10, 2020 Planning Board meeting. **Motion GK; JK. CONTINUED TO MARCH 10, 2020 4-0. PP abstained.**

#### **OTHER BUSINESS:**

2. Update to Mixed Use Zoning:

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.

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.

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- 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 Ralph Page.**

3. Planning and Community Development Director's Report

**ADJOURN: 6:59 PM**

### DATE OF NEXT MEETING

The next scheduled meeting of the Planning Board is February 18, 2020.

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