

NOTICE OF PUBLIC MEETING

EAST LONGMEADOW PLANNING BOARD

MEETING NOTICE

Date: February 18, 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: 6:00PM

CALL THE ROLL:

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

ABSENT: PETE PUNDERSON

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

APPROVAL OF MINUTES:

February 4, 2020

Motion RD; GK. CONTINUED TO MARCH 10, 2020 4-0.

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; January 21, 2020)
CONTINUED TO MARCH 24, 2020.
2. **SPRW 2020-6: Pursue Wellness**—Request by applicant for Site Plan Review Waiver for a health and wellness business at 124 Shaker Road, Suite B (Assessor's Parcel ID 28A-3-69) on a 0.47 +/- acre site in the Business zoning district. Applicant: Cynthia Kennedy, 124 Shaker Road, Suite B, East Longmeadow, MA 01028.
Motion GK; JT. APPROVED 4-0.

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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3. **SPRW 2020-7: Top Mechanical Service, LLC** –Request by applicant for Site Plan Review Waiver for an HVAC Service office at 75 North Main Street (Assessor’s Parcel ID 26-146-0) on a .341 +/- acre site in the Commercial zoning district. Applicant: Raymond Brainard, 900 Riverdale Street, Ste. 306, West Springfield, MA 01089.

Motion GK; JT. APPROVED 4-0

CONTINUED PUBLIC HEARINGS:

4. **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; January 21, 2020)

Motion GK; JT. CONTINUED TO MARCH 24, 2020 4-0.

NEW PUBLIC HEARINGS:

5. **Case SITE 2020-1: East Longmeadow Veterans Memorial** –Request by applicant for Site Plan Review for construction of proposed Veterans Memorial located at the East Longmeadow Council on Aging at 328 North Main Street (Assessor’s Parcel ID 13- A1-0) on an overall 3.748 +/- acre site in the Commercial zoning district. Applicant: Mary McNally, Town Manager. Representative: Terry Glusko, Chairman, East Longmeadow Veterans Memorial Committee, 328 N. Main Street, East Longmeadow, MA 01028.

Motion GK; JT. APPROVED 4-0.

OTHER BUSINESS:

6. **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; January 21, 2020)
Motion GK; JT. APPROVED 4-0.
7. 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.

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8. Review and Acceptance of Revised Special Permit, Site Plan Review and Site Plan Review Waiver Application Forms

MOTION GK; JT. ACCEPTED 4-0.

Motion to enter executive session GK; JT. APPROVED.

JT: YES

GK: YES

RD: YES

TR: YES

EXECUTIVE SESSION 6:51 PM

Pursuant to MGL Chapter 30A, §21 (a) (3) regarding potential resolutions of certain litigation pending against the Town.

ADJOURN: 7:03 PM.

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is March 10, 2020.

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