

**EAST LONGMEADOW PLANNING BOARD
MEETING NOTICE**

Date: February 19, 2019

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 6:00 PM

(Pursuant to Mass General Law as we are recording this meeting for the minutes and ELCAT is taping the meeting, if anyone else is recording this meeting please identify yourself and your organization)

CALL THE ROLL

PRESENT: **GEORGE KINGSTON**
 TYDE RICHARDS
 RUSSELL DENVER
 JONATHAN TORICA

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

ABSENT: LOUIS MORABITO

APPROVAL OF MINUTES

February 5, 2019

Continued to March 5, 2019 meeting.

CONTINUED PUBLIC HEARINGS:

No continued hearings

NEW PUBLIC HEARINGS:

1. **Case SP 2019-02: Pride Convenience Store** – Request by applicant for Special Permit Amendment for a change in hours of operation at 13 North Main Street (Assessor's Parcel ID 27-37-0 and 27-38-0), a combined 16,682+/- SF site, located in the Business zoning district. Applicant: Pride Convenience, Inc., Atty. James. Channing, 246 Cottage St. Springfield, MA 01104.
Denied 5-0. Motion R. Denver; J. Torcia.
2. **Case SD-D 2019-01 Definitive Subdivision Plan for Jeffrey Lane South** – Request by applicant for approval of a two (2) lot subdivision on a 3.44+/- acre parcel at 216 Somers Road (Assessor's ID 40-25-31) located in the Residence A zoning district. Applicant: Val Shvetz, Oak Ridge Custom Home Builders Inc., 80 River Road, South Hadley, MA 01075.
Continue to March 19, 2019; 5-0.Motion R. Denver; second J. Torcia.
3. **Case Site 2019-01: Secure Energy Inc.** – Request by applicant for site plan approval for the installation of fence at 515 Shaker Road (Assessor's Parcel 21-9-0) on a 2.68+/- acre site,

located in the Industrial Garden Park District. Applicant: Kevin Mattson, Secure Energy Realty, Inc., 515 Shaker Rd. East Longmeadow, MA 01028.

Approved 5-0. Motion R. Denver; second J. Torcia.

4. **Case SD-D Definitive Subdivision Plan for Fairway Lane Estates** – Request by applicant for approval of a ten (10) lot subdivision on a 6.82+/- acre parcel, at 295 and 299 Maple Street (Assessor's Parcel ID 6-11-0 and 6-10-0), located in the Residence B zoning district. Applicant: Michael Carabetta, 202 Allen Street, East Longmeadow, MA 01028.

Continue to March 19, 2019; 5-0. Motion R. Denver; second J. Torcia.

SITE PLAN WAIVER REQUESTS:

5. **Case SPRW 2019-03: Mercy Medical Group, Inc.:** Request by applicant for Site Plan Waiver for a Medical Office tenant at 98 Shaker Road (a/k/a 94 Shaker Road – Assessor's Parcel ID 28-7-B) within a 16,000 SF office structure on a 2.67 acre site located in the Business zoning district. Applicant: Mercy Medical Group, Inc. d/b/a Trinity Health of New England Medical Group, 98 shaker Road, East Longmeadow, MA 01028.

Rescheduled to March 19, 2019.

6. **CASE SPRW 2019-04: Automated Tax Services, Inc.:** Request by applicant for Site Plan Waiver for an accounting and tax preparation business at 264 North Main Street, Unit #8 (Assessor's Parcel 14-11-7) located in the Commercial zoning district. Applicant: Armand Arce, 264 North Main St. East Longmeadow, MA 01028.

Approved 5-0. Motion R. Denver; second J. Torcia.

7. **CASE SPRW 2019-05: Mass Gun Shop, Inc. d/b/a Pioneer Valley Arms:** Request by applicant for Site Plan Waiver for a retail sales business for the sale of firearms, ammunition, and accessories at 50 Shaker Road (Assessor's Parcel 27-169-0) on a 0.61 acre site located in the Business zoning district. Applicant: Kendall Knapik, 26 Tioga St. Springfield, MA 01128.

Waiver for Site Plan Review denied. Applicant to submit for site plan review; 5-0. Motion R. Denver; second J. Torcia.

8. **CASE SPRW 2019-06: New Path Counseling, LLC:** Request by applicant for Site Plan Waiver for a professional office offering counseling services at 264 North Main Street, Unit #10 (Assessor's Parcel ID 14-11-10), located in the Commercial zoning district. Applicants: Bao Chau Van and Phuong Do, 52 Senecal Place, East Longmeadow, MA 01028.

Approved 5-0. Motion R. Denver; second J. Torcia.

ANR

9. **Case ANR 2019-03: 15 Glendale Road** - Request for endorsement of a plan for which Approval is Not Required on a 0.55+/- acre site located at 15 Glendale Road [Assessor's Parcel ID 16-98-47] in the Res C zoning district. Applicants: 88 Casino Terrace, LLC, 296 N. Main Street, East Longmeadow, MA 01028.

Not Endorsed 5-0. Motion R. Denver; second J. Torcia.

OTHER BUSINESS:

- Correspondence received from Atty. Bradford F. Martin of Fitzgerald Attorneys at Law, PC regarding right of first refusal for New Parcel F as shown on Plan of Land recorded at HCRD Plan Book 385, Page 36.
- Comments from Conservation Commission for plan submittals: No Comments
- Form - New and Revised
- Update to Master Plan

ADJOURN: 7:23 PM

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is March 5, 2019.