

NOTICE OF HEARING & AGENDA

Please complete this task by the end of this week. **EAST LONGMEADOW PLANNING BOARD MARKED AGENDA**

Date: March 10, 2020

Time: 6:00 PM

Place: School Committee Conference Room

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

MARKED WORK/STUDY 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

ABSENT: PETER PUNDERSON

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

APPROVAL OF MINUTES:

February 4, 2020

Motion GK; second JT. APPROVED 4-0.

February 18, 2020

Motion GK; second JT. APPROVED 4-0.

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 9th Street, Ste. 1600, Minneapolis, MN 55402. (Cont. November 19, 2019; December 3, 2019; December 17, 2019; January 21, 2020; February 4, 2020)

Motion to approve GK; second JT. MOTION FAILED 2-2.

RD: NAY

TR: NAY

GK: YES

JT: YES

OTHER BUSINESS:

2. Discussion of DRAFT Planning Board Annual Report to be submitted to Town Manager 03-16-2020
3. Discussion of House Bill No. 4263-An Act to Promote Housing Choices

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.

4. 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.
5. Discussion of amending TABLE 3-1 EAST LONGMEADOW SCHEDULE OF USE REGULATIONS to include self-storage sites
6. Discussion of Model Subdivision Regulations prepared by the Pioneer Valley Planning Commission with introduction of Kenneth Comia, AICP, PVPC Senior Planner, Land Use & Environment Section
7. Discussion of the introduction of a Town Center Zoning District.
Discussion Continued to April 7, 2020.
8. Planning and Community Development Director's Report
 - Eversource Photovoltaic Installation-175 Denslow Road: Annual Report
 - Pros & Cons regarding use of The Republican or The Reminder for Legal Notice publication
Board supported continued use of The Republican.
 - 2020 MA Open Space Conference – Saturday April 25, 2020 at Greenfield community College
9. Review and Acceptance of Revised Site Plan Review Application Form
Approved by Board.

ADJOURN: 7:36 PM

DATE OF NEXT MEETING

The next scheduled meeting of the Planning Board is March 24, 2020.