

NOTICE OF HEARING, MEETING & AGENDA



You are invited to a Zoom webinar

EAST LONGMEADOW PLANNING BOARD

Tuesday, March 16, 2021

06:00 PM Eastern Time (US and Canada)

You are invited to a Zoom webinar.

When: Mar 16, 2021 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board 3/16

Please click the link below to join the webinar:

<https://eastlongmeadowma.zoom.us/j/89855241829?pwd=QkQ0TDk2TVF2aEJWRlcrMkJabmtiZz09>

Passcode: 800761

Or iPhone one-tap :

US: +19294362866,,89855241829#,,,,*800761# or +13017158592,,89855241829#,,,,*800761#

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Agenda

CALL THE MEETING TO ORDER

CALL THE ROLL

APPROVAL OF MINUTES

March 2, 2021

PUBLIC HEARINGS

- 1. Case SITE 2021-1: 431 North Main Street** – Request by applicant for Site Plan Review for the installation of two (2) pick-up locker units with 30 lockers each at 431 North Main Street (Assessor's Parcel ID 13-22-0) on a 8.44 +/- acre site by an existing structure located in the Business Zoning district. Applicant: Big Y Foods, Inc. P.O. Box 7840. Applicant Representative: Lori Bryant, 2145 Roosevelt Avenue, Springfield, MA 01102.
- 2. Case SITE 2021-2: 90 Denslow Road**—Request for Site Plan Review for the installation of five (5) solar carports at 90 Denslow Rd (Assessor's Parcel ID 10-15-1) on a 17.54 +/- acre site located in the Industrial Garden zoning district. Applicant: John Maybury, 90 Denslow Road, East Longmeadow, MA 01028.

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Bethany Yeo at 413-525-5400 x 1701 or (Bethany.yeo@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.

3. **Case SP 2021-1: Barrera, Inc. DBA Torito Mexican Restaurant** –Request by applicant for Special Permit for a restaurant at 621 North Main Street (Assessor’s Parcel ID 1A-54-85) on a .54 +/- acre site in an existing structure located in the Business Zoning district. Applicant: Barrera, Inc. DBA Torito Mexican Restaurant, 35 Nottingham Road, Grafton, MA 01519.
4. **Case SP 2021-2: 13-25 North Main Street** – Request by applicant for Special Permit for redevelopment of the existing gas station and convenience store and proposed drive-up ATM at 13- 25 North Main Streets (Assessor’s Parcel IDs 27-38-0; 27-37-0; 27-36A; 27-26-148A) on a 63,690 +/- SFT site located in the Business zoning district. Applicant: Pride Stores, LLC, 246 Cottage Street, Springfield, MA 01104.
5. **Case SD-P 2021-1: Preliminary Subdivision Plan for ‘Happy Acres’** _Request by applicant for preliminary subdivision approval for a twenty-three (23) lot subdivision on a 50.43+/- acre site located at South Bend Lane & Pease Road (Assessor’s Parcel ID 54-6-0) in the Residence A zoning district. Applicant: Marlene Goldstein, 43 South Bend Lane, East Longmeadow, MA 01028.

ANR

6. **Case ANR 2021-02: 35-43 South Bend Lane**– Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to create two parcels: New Lot 1 38,612 sq. ft. and New Lot 2 28,021 sq. ft. at 35-43 South Bend Lane (Assessor’s Parcel ID 54-6-0) located in the Residence A zoning district. Applicant: Marlene Goldstein, 43 South Bend Lane, East Longmeadow, MA 01028.

OTHER BUSINESS

1. Director’s Report

ADJOURN

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 19, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of East Longmeadow’s Planning Board will be conducted via remote participation to the greatest extent possible. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means, and will be posted on the Town of East Longmeadow’s website as soon as possible after the meeting.