

**EAST LONGMEADOW PLANNING BOARD
MEETING NOTICE**

Date: March 19, 2019

Time: 6:00 PM

Place: School Committee Conference Room
East Longmeadow High School, 180 Maple St., East Longmeadow, MA



*****SITE VISIT 5:00 - SD-D 2019-02: Definitive Subdivision Plan for Fairway Lane Estates
(295 and 299 Maple Street)**

MARKED* ** *AMENDED AGENDA**

CALL THE MEETING TO ORDER 6:00PM

(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, CHAIR
 TYDE RICHARDS, CLERK
 RUSSELL DENVER
 JONATHAN TORCIA
 LOUIS MORABITO**

**STAFF PRESENT: Constance Brawders, Director of Planning and Community Development
Department; Bethany Yeo, Administrative Assistant of Planning And Community Development
Department**

APPROVAL OF MINUTES

February 19, 2019 **APPROVED by RD; second by JT (5-0)**

March 5, 2019 **Name error amended. APPROVED RD; second JT (5-0)**

Motion to take continued public hearings item 1 out of order by RD; second by JT (5-0). *

SITE PLAN WAIVER REQUESTS:

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.

1. **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.
APPROVED 4-1. Motion JT; second LM. One abstained.

2. **SPRW 2019-07: LT Design for Mapleshade Ave** – Request by applicant for Site Plan Waiver for a home office at 55 Mapleshade Avenue (Assessor’s Parcel ID 157-A) located in a Residential C zoning district. Applicant: Laura Tondera, 55 Mapleshade Avenue, East Longmeadow, MA 01028.
MOVED TO APRIL 2, 2019 SO APPLICANT MAY BE PRESENT FOR DISCUSSION.

3. ***SPRW 2019-08: Elmcrest Country Club** – Request by applicant for Site Plan Waiver for approval for the addition of 650+/- SF to a 22, 066+/- SF structure on a 109.65 acre site located in the Golf Recreational zoning district. Applicant’s agent: Richard C. Morse, Architecture EL, 264 North Main Street, Suite 2, East Longmeadow, MA 01028.
WAIVER DENIED 0-5. Motion RD; second JT.
Applicant will apply for a Site Plan Review for April 16 2019.
Motion to extend temporary usage through November 1, 2019 approved by a vote of 5-0.

4. ****SPRW 2019-09: Capewhites for Mountainview Road** – Request by applicant for Site Plan Waiver for a home office at 155 Mountainview Road (Assessor’s Parcel ID 49-24-11) located in a Residential A zoning district. Applicant: Kevin Kelly, 155 Mountainview Road, East Longmeadow, MA 01028
APPROVED 5-0. Motion RD; second JT.

CONTINUED PUBLIC HEARINGS:

1. **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. (Cont. February 19, 2019)
***Request by applicant to continue due to incomplete application.**
PUBLIC HEARING CONTINUED TO 04/02/2019 (5-0). Motion RD; second JT

2. **Case SD-D 2019-02 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

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(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. (Cont. February 19, 2019)

APPROVED 5-0. Motion RD; second LM

NEW PUBLIC HEARINGS:

1. **SITE 2019-02: Excel Dryer Expansion for Chestnut St** – Request by applicant for Site Plan Review for 3,850 SF of additional office space on 7.28+/-acre parcel, at 357 Chestnut Street (Assessor's Parcel ID 18-2-A) located in an Industrial Garden Park zoning district. Applicant/Owner: DNG Enterprises LLC. , 357 Chestnut Street, East Longmeadow, MA 01028.

TRAFFIC STUDY WAIVED 5-0.Motion by RD; second JT.

APPROVED 5-0.Motion RD; second JT.

2. **SITE 2019-03: Mass Gun Shop, Inc. d/b/a Pioneer Valley Arms:** Request by applicant for Site Plan Review 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

APPROVED 5-0.Motion RD; second JT.

Motion to take SD-D 2019-03 Bella Vista Estates out of order by JT; second by RD (5-0).

ZONING AMENDMENTS:

1. **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.

PUBLIC HEARING CONTINUED TO 04/02/2019 (5-0). Motion RD; second JT

2. **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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PUBLIC HEARING CONTINUED TO 04/02/2019 (5-0). Motion RD; second JT

OTHER BUSINESS:

- 1. SD-D 2019-03 Bella Vista Estates – Phase II:** Update to Subdivision Plan development Lots 9-25 by Anthony Carnavale of AC Homebuilding, LLC. Trustee: Brian S. Fitzgerald, Bella Vista Holdings Realty Trust, 46 Center Square, East Longmeadow, MA 01028.

ADJOURN: Motion to adjourn by R. Denver; second by J. Torcia at 8 PM (5-0).

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is April 2, 2019.

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