

NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD

Date: March 24, 2020

Time: 6:00 PM

Place: School Committee Conference Room

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

Town Clerk Received March 20, 2020, 2:45 PM

Town Clerk Posted March 20, 2020, 2:50 PM

Town Clerk Revised March 23, 2020, 3:00 PM

MEETING POSTPONED.

ALL AGENDA ITEMS WILL BE CONTINUED TENTATIVELY TO

APRIL 21, 2020

Please visit eastlongmeadowma.gov for further information

CALL THE MEETING TO ORDER

CALL THE ROLL

APPROVAL OF MINUTES

March 10, 2020

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; February 18, 2020)
2. **SPRW 2020-8: CSV Transform, Inc.**—Request by applicant for Site Plan Review Waiver for a transformation consulting business at 200 North Main Street, Ste. 9 (Assessor's Parcel ID 25-4-9) in an existing 928 +/- SF structure in the Business zoning district. Applicant: Christine Vogel, 432 Porter Road, East Longmeadow, MA 01028.
3. **SPRW 2020-9: Home Office**—Request by applicant for Site Plan Review Waiver for a home office for East Coast Consulting, LLC, a general contracting business at 34 Halon Terrace (Assessor's ID 21-24-8) on a 4.55 +/- acre site in the Residence A zoning district. Applicant: Peter E. Sares II, 34 Halon Terrace, East Longmeadow, MA 01028.

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.

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.

Applicant: Giuseppe Capua and Vanessa Capua, 14 Silver Fox, East Longmeadow, MA 01028.
(Cont. December 17, 2019; January 21, 2020; February 18, 2020)

NEW PUBLIC HEARINGS:

No new public hearing submittals.

OTHER BUSINESS

5. Update to Mixed Use Zoning:

- **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.
- **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.

6. Request by applicant to discuss proposed modification of Special Permits SP2017-03 and SP 2019-11 for the amendment of site plan approval to allow for the construction of a Porte Cochere and additional parking spaces at the proposed skilled nursing & assisted living facilities located at 305 Maple Street (Assessor's parcel ID 6-9-0) in the Res B zoning district. Applicant Sofia A Bitzas, JD, director of Operations, R. Levesque Associates, Inc., 40 School Street, Westfield, MA 01085.

ADJOURN:

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is TENTATIVELY April 21, 2020.