

**EAST LONGMEADOW PLANNING BOARD  
MEETING NOTICE**

Date: April 2, 2019

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: GEORGE KINGSTON**

**LOUIS MORABITO**

**RUSSELL DENVER**

**TYDE RICHARDS**

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

**ABSENT: JONATHAN TORCIA**

**APPROVAL OF MINUTES**

March 19, 2019 **APPROVED BY R.D., SECOND BY L.M. (4-0)**

February 19, 2019 **APPROVED BY R.D., SECOND BY L.M. (4-0)**

**SITE PLAN WAIVER REQUESTS:**

1. **SPRW 2019-07: LT Design for Mapleshade Ave** – Request by applicant for Site Plan Waiver for an interior decorating 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.

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.

**APPROVED BY R.D., SECOND BY L.M. (4-0)**

**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)

**MOTION TO CONTINUE PUBLIC HEARING TO APRIL 16, 2019 BY R.D., SECOND BY L.M. (4-0).**

**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. (Cont. March 19, 2019)

**MOTION TO CONTINUE PUBLIC HEARING TO APRIL 16, 2019 BY R.D., SECOND BY L.M. (4-0).**

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. (Cont. March 19, 2019)

**MOTION TO CONTINUE PUBLIC HEARING TO APRIL 16, 2019 BY R.D., SECOND BY L.M. (4-0).**

**ITEMS FOR DISCUSSION:**

1. Citizens Petition for Accessory Dwelling Units
2. Meeting with Lawrence Rich to discuss Zoning amendment petition proposal
3. Comments from Conservation Commission for plan submittals
4. Update to Master Plan

**MOTION TO CREATE SUB-COMMITTEE FOR THE MASTER PLAN BY R.D., SECOND BY L.M. (4-0).**

5. Compete Streets Training

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**ADJOURN: MOTION TO ADJOURN BY R.D., SECOND BY L.M. AT 7:53 PM.**

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is April 16, 2019.

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