

NOTICE OF PUBLIC MEETING

EAST LONGMEADOW PLANNING BOARD

MEETING NOTICE

Date: April 16, 2019

Time: 6:00 PM

Place: School Committee Conference Room

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



* * * * * **AMENDED** AGENDA

CALL THE MEETING TO ORDER

(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

APPROVAL OF MINUTES

April 02, 2019

SITE PLAN WAIVER REQUESTS:

1. **SPRW 2019-10: CMart**– Request by applicant for Site Plan Waiver for installation of new door at 668 North Main St. a.k.a. 664 North Main St. (Assessor’s Parcel ID 1A-22-60) located in a Business zoning district. Applicant: Syed Mobeen,668 North Main St., East Longmeadow, MA 01028
2. **SPRW 2019-11: Glossy Design for Shaker Rd** – Request by applicant for Site Plan Waiver for a boutique at 60 Shaker Rd. (Assessor’s Parcel ID 27-170-0) located in a Business zoning district. Applicant: Latina Duncanson,69 Lucerne Road, Springfield, MA 01119
3. ***SPRW 2019-12: Sub-Surface, LLC. For Shaker Rd** –Request by applicant for Site Plan Waiver for business offering underground site surveying services at 143C Shaker Road, Suite 206 (Assessor’s Parcel ID 58-63-0) located in a Residential A zoning district. Applicant: Beth Provencher,1550 Mapleton Ave., Suffield, CT 06078

*** * * * *** CONTINUED PUBLIC HEARINGS:

4. **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. Feb. 19, Mar. 19, Apr. 2)

NEW PUBLIC HEARINGS:

5. **SP 2019-03: Fairview Extended Care Services for Maple St**– Request by applicant for Amendment to Special Permit 2017-03 for signage, at 305 Maple St. (Assessor’s Parcel ID 6-9-0) a combined 19.41 acre site in the Residential B zoning district. Applicant/Owner: Fairview Extended Care Services, Inc., 75 North Street, Suite 210, Pittsfield, MA 01201
6. **SP 2019-04 Take-out Restaurant for North Main St**– Request by applicant for a Special Permit for a take-out restaurant at 192 North Main St. (Assessor’s Parcel ID 25-3-4) located on a 4,832 +/- SF site in the Business zoning district. Applicant/Owner: Vincenzo Amore, 20 Rollins Drive, East Longmeadow, MA 01028
7. **SITE 2019-06: Take-out Restaurant for North Main St** – Request by applicant for a Site Plan for a take-out restaurant at 192 North Main St. (Assessor’s Parcel ID 25-3-4) located on a 4,832 +/- SF site in the Business zoning district. Applicant/Owner: Vincenzo Amore, 20 Rollins Drive, East Longmeadow, MA 01028
8. **SITE 2019-05: Proposed Commercial Development for Shaker Rd**– Request by applicant for the construction of a proposed 2500+/- SF bank and 5500+/- SF commercial building at 244 Shaker Rd.(Assessor’s Parcel ID 18-35-0) on a 133,217 +/- SF site located in a Residence A and Business zoning district. Applicant: SIVAD Development Partners LP, 1 Monarch Place, Suite 1300, Springfield, MA 01144

*****ZONING AMENDMENTS:**

9. **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. April 2, 2019)
10. **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. April 2, 2019)

OTHER BUSINESS

****SP 99-30: Pride Convenience-618-634 North Main Street – Vote on Amended Denial of Special Permit request for extension of hours of operation to 24/7.**

***** Brief Discussion of Master Plan**

Endorsement of Subdivision Plans, Review of Performance Guarantee & other documents

*******Case SD-D 2018-02 – Jeffrey Lane Extension.** Request by applicant for extension of endorsement of **Definitive Subdivision** plans and acceptance of other documents for a three (3) lot definitive subdivision plan on a 3.5+/- acre site located at Jeffrey Lane (Assessor’s Parcel ID 40 - 12+13 - 32+33) in the Residence A zoning district. Applicant: Jeffrey Bosworth (Southern NE Real Estate Development, Inc.), 45 Knollwood Drive, East Longmeadow, MA 01028.

ADJOURN:

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is May 7, 2019.