

**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



MARKED AGENDA

CALL THE MEETING TO ORDER 6:00 PM

(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
LOUIS MORABITO
JON TORCIA**

STAFF PRESENT:

**CONSTANCE BRAWDERS, Director of Planning & Community
Development Department
BETHANY YEO, Administrative Assistant**

APPROVAL OF MINUTES

April 02, 2019

CONTINUED TO MAY 7, 2019 BY A VOTE OF 5-0.

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

APPROVED (5-0); MOTION BY JT; SECOND RD

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

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 (5-0); MOTION BY JT; SECOND RD

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

APPROVED (5-0); MOTION BY JT; SECOND RD

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)

MOTION TO GRANT SIDEWALK WAIVER JT; SECOND RD (5-0)

APPROVED (5-0); MOTION TO APPROVE DEFINITIVE SUBDIVISION PLAN JT; RD

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

APPROVED (5-0); MOTION JT; SECOND RD

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

CASE CONTINUED TO MAY 21, 2019; MOTION BY JT; SECOND RD (5-0)

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

CASE CONTINUED TO MAY 21, 2019; MOTION BY JT; SECOND RD (5-0)

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

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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

CASE CONTINUED TO MAY 21, 2019; MOTION BY JT; SECOND RD (5-0)

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)

CASE CONTINUED TO MAY 7, 2019; MOTION BY JT; SECOND RD (5-0)

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)

CASE CONTINUED TO MAY 7, 2019; MOTION BY JT; SECOND RD (5-0)

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.**

MOTION TO DENY AMENDMENT TO SP 99-30 BY JT; SECOND RD BY ROLL CALL VOTE (5-0)

- **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.

MOTION TO GRANT EXTENSION JT; SECOND RD (5-0).

ADJOURN: MOTION TO ADJOURN JT; SECOND RD (5-0) AT 8:42 PM.

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DATE OF NEXT MEETING:

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

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