

**EAST LONGMEADOW PLANNING BOARD
MEETING NOTICE**

Date: May 7, 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

(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
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 (ARRIVED AT 6:05 PM)**

APPROVAL OF MINUTES

April 2, 2019 **APPROVED R.D.; SECOND L.M. (4-0)**

April 16, 2019 **APPROVED R.D.; SECOND L.M. (4-0)**

SITE PLAN WAIVER REQUESTS:

SPRW 2019-13: Roof-Top Photovoltaic Solar for Denslow Road –Request by applicant for Site Plan Waiver for a roof-top photovoltaic solar system at 136 Denslow Road (Assessor's Parcel ID 10-16-2) located in an Industrial Garden zoning district. Applicant: Todd Scyocurka of Green Earth Energy Photovoltaic Corp.

APPROVED R.D.; SECOND L.M. (4-0)

JON TORCIA ARRIVED AT 6:05 PM.

ITEMS FOR DISCUSSION:

1. Bella Vista Estates Phase II Update
2. Hidden Ponds Estates

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.

- a. Request for approval to change the sanitary sewer to a new design of sanitary sewer system at Black Dog Lane approved by DPW.
 - b. Request to make payment to the Town of East Longmeadow for what the sidewalks would cost in lieu of the sidewalk installation.
 - c. Discussion of options regarding surety
3. Form Revisions
 4. Update to Master Plan
 5. Mixed Use Zoning
 6. Zoning By-law Amendments/Revisions
 7. Status of derelict subdivisions. Letters went out from DPW and Planning and Community Development in early March inviting the following developers to set an appointment by April 30, 2019 to discuss completion of roads and municipal infrastructure with the PB:
Bella Vista Estates Phase I
Dearborn Street Ext
Pondview Drive
Rustic Meadows
Skyline Drive

Research of files finds that Planning Board rescinded approval of Kellers Way subdivision on February 14, 2012. There was no vote to release the balance of surety and refund to the developers. The Town holds a balance of \$1337.70 in surety. Efforts should be made to contact the developers to return the funds.

OTHER BUSINESS:

1. Town Council approval to amend Zoning Map for rezoning Parcel 27-154A-A (51 Prospect Street) from Residence C to Business Zoning District"
Second Reading, April 23, 2019 [Approved 6 aye, 0 nay]
2. Meeting with Lawrence Rich to continue discussion of Zoning amendment petition proposal

MOTION TO NOT MEET ON REGULAR SCHEDULE ON JULY 2ND R.D.; SECOND T.R. (5-0)

ADJOURN: MOTION TO ADJOURN at 7:08 PM by R.D.; SECOND BY J.T. (5-0).

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is May 21, 2019.

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