

NOTICE OF HEARING, MEETING & AGENDA



You are invited to a Zoom webinar

EAST LONGMEADOW PLANNING BOARD

Tuesday, May 19, 2020

06:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://eastlongmeadowma.zoom.us/j/81934813251?pwd=UkorSEc0WW9OR1BpKzhXZk1ZZ2VPQT09>

Password: 8fe1sY

Or iPhone one-tap US:+13017158592,81934813251#,1#,221797# or
+13126266799,,81934813251#,1#,221797#

Or Telephone: Dial(for higher quality, dial a number based on your current location):US: +1 301 715
8592 or +1 312 626 6799 or +1 929 436 2866 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900
6833

Webinar ID: 819 3481 3251

Password: 221797

*** * * * *** Agenda

CALL THE MEETING TO ORDER

CALL THE ROLL

APPROVAL OF MINUTES

April 21, 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; April 21, 2020)
2. **SPRW 2020-10: Craig Rivest Creative** –Request by applicant for Site Plan Review Waiver for a photography and multimedia studio at 51 Prospect Street (Assessor's ID 27-154A-A) Office #3 on a 0.23 +/- acre site in the Business zoning district. Applicant: Craig Rivest, 15 Woodland Drive, Hampden, MA 01036.
3. **SPRW 2020-11: Home Office**—Request by applicant for Site Plan Review Waiver for a home office for "At My Table", an offsite personal chef business at 12 Pine Street (Assessor's Parcel ID 2-55-30) on a 0.13 +/- acre site in the Residence C zoning district. Applicant: Linda Thifault, 12 Pine Street, East Longmeadow, MA 01028.

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Bethany Yeo at 413-525-5400 x 1701 or (Bethany.yeo@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.

4. ***SPRW 2020-12: The Hazel**—Request by applicant for Site Plan Review Waiver for a hair salon at 364 a.k.a. 618 North Main Street (Assessor's Parcel ID 1-17-49) on a 1.23 +/- acre site in the Business zoning district. Applicant: Dianne Caron and John Caron, 600 Glendale Road, Wilbraham, MA 01095.
5. ****SPRW 2020-13: Just Like Home, Inc.**—Request by applicant for a Site Plan Review Waiver for a day care business at 357A Shaker Road (Assessor's ID 20-5-0) on a 0.50 +/- acre site in the Industrial Garden zoning district. Applicant: Melissa Schechterle, 165 Shaker Road, East Longmeadow, MA 01028.

ANR

6. *****ANR 2020-1: 55 Newbury Avenue** –Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to merge 55 Newbury Avenue (Assessor's Parcel ID 15B-4-230) and 0 Neptune Avenue (Assessor's Parcel ID 15B-9-253) into a combined parcel totaling 0.43 +/- acres located in the Residence C zoning district. Applicants Timothy Ball & Kathryn Ball, 55 Newbury Avenue, East Longmeadow, MA 01028.

NEW PUBLIC HEARINGS

7. **Case SITE 2020-2:** Request by applicant for Site Plan Review for a carry out restaurant at 64 Maple Street (Assessor's Parcel ID 27-9-0) in an existing structure, known as the historical Train Depot, consisting of 800 +/- SF located on a 3.08 +/- acre site in the Business zoning district. Applicant: Steven Graham, 35 Industrial Drive, East Longmeadow, MA 01028.

OTHER BUSINESS

8. 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.
9. Discussion of Master Plan status with Mary McNally, Town Manager
10. Discussion of PVPC Planning Board Assistance with Ken Comia, PVPC Senior Planner
11. Discussion of MVP Action Grant opportunity with Catherine Ratte, PVPC Principal Planner/Section Manager

ADJOURN:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 19, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of East Longmeadow's

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Planning Board will be conducted via remote participation to the greatest extent possible. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means, and will be posted on the Town of East Longmeadow's website as soon as possible after the meeting.

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