

East Longmeadow Planning Board  
Meeting Notice  
Date: May 21, 2019  
Time: 6:00 PM  
Place: School Committee Conference Room  
East Longmeadow High School, 180 Maple St., East Longmeadow, MA 01028

**Corrected MARKED Agenda**

**CALL THE MEETING TO ORDER: 6:01 PM**

PRESENT: **GEORGE KINGSTON, CHAIR**  
**RUSSELL DENVER, VICE CHAIR**  
**LOUIS MORABITO**  
**JON TORCIA**  
**TYDE RICHARDS, CLERK (ARRIVED AT 6:03 PM)**

Staff Present: **Constance Brawders, Community Development & Planning Director;**  
**Bethany Yeo, Community Development & Planning Administrative Assistant**

**APPROVAL OF MINUTES:**

May 7, 2019

**Motion JT; second RD. Approved 5-0.**

**AGENDA ITEM SITE 2019-05: Proposed Commercial Development for Shaker Rd taken out of order. Motion RD; second J.T. Approved 4-0.**

1. **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 (Cont. April 16, 2019)

**CONTINUED TO JUNE 18, 2019. Motion JT; second L.M. Approved 4-0.**

**SITE PLAN WAIVER REQUESTS:**

2. **SPRW 2019-14: Burke Restoration for Sanford Street**—Request by applicant for Site Plan Waiver for a home based business offering small home improvement services at 23 Sanford Street (Assessor's Parcel ID 76-40-8) located in a Residential A zoning district. Applicant: John Burke of 23 Sanford St, East Longmeadow, MA.

**Motion RD; second J.T. Approved 5-0.**

3. **SPRW 2019-15: Pawsitive Vibes for Gerrard Ave**—Request by applicant for Site Plan Waiver for a home office based business offering mobile grooming for dogs at 49 Gerrard Ave (Assessor's Parcel ID 2A-59-592) located in a Residential C zoning

**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.**

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district. Applicant: Lindsay Abdelmaseh, 49 Gerrard Ave, East Longmeadow, MA.  
**Motion RD; second J.T. Approved 5-0.**

**CONTINUED PUBLIC HEARINGS:**

4. **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. (Cont. April 16, 2019)  
**Continued to June 18, 2019. Motion LM; Second TR. JT Recused. Approved 4-0.**
  
5. **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. (Cont. April 16, 2019)  
**Continued to June 18, 2019. Motion LM; Second TR. JT Recused. Approved 4-0.**

**NEW PUBLIC HEARINGS:**

6. **SD-D2019-04 Modification of Definitive Subdivision Plans for Bella Vista Estates Phase II**—Request by applicant for modification of the subdivision plan approval for the elimination of the proposed Capri Drive wetland crossing, establishment of the temporary cul-de-sac between the Capri Drive cul-de-sac and Bella Vista Drive, removal of the section of right-of-way between the Capri Drive cul-de-sac and Bella Vista Drive, revision of lots 9,10,25 & 26 to including the land previously occupied by the removed section of the right-of-way and establishment of a 30-ft wide utility easement for proposed water and sanitary sewer utilities. Applicant: Bella Vista Holdings Realty Trust, Brian S. Fitzgerald, Trustee, 46 Center Square, East Longmeadow, MA 01028.  
**Continued to June 18, 2019. Motion RD; Second JT. Approved 5-0.**
  
7. **SITE 2019-08 Elmcrest Country Club for 105 Somersville Road**—Request by applicant for Site Plan approval for the addition of 650+/- SF to a 22, 066+/- SF structure on a 109.65 acre site located in the Golf Recreational zoning district. Applicant’s agent: Richard C. Morse, Architecture EL, 264 North Main Street, Suite 2, East Longmeadow, MA01028.  
**Motion RD; second J.T. Approved 5-0.**
  
8. **SP 2019-05: Attachment of Small Cell Antenna for Parker Street**—Request by applicant for a Special Permit for attachment of a small cell antenna and supporting equipment to an existing utility pole #103-12 ROW in a public right of way on Parker Street [adjacent to 741 Parker Street (“E Longmeadow SC9 MA0)]. Applicant: Cellco Partnership d/b/a Verizon Wireless c/o Structure Consulting Group, 118 Flanders Road, Westborough, MA01581.  
**Motion RD; second J.T. Approved 5-0.**
  
9. **SITE 2019-07 Attachment of Small Cell Antenna for Parker Street**—Request by applicant for

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Site Plan approval for attachment of a small cell antenna and supporting equipment to an existing utility pole #103-12 ROW in a public right of way on Parker Street [adjacent to 741 Parker Street("E Longmeadow SC9 MA0)]. Applicant: Cellco Partnership d/b/a Verizon Wireless c/o Structure Consulting Group, 118 Flanders Road, Westborough, MA01581.

**Motion RD; second JT. Approved 5-0.**

**10. SP 2019-06: Amendment to Special Permit for Harkness Avenue**—Request by applicant for an Amendment to Special Permit 2011-04 to change the holder of the Special Permit from MLY Incorporated to YTC, Inc. at 31 Harkness Avenue (Assessor’s Parcel ID: 12-33-0) located in a Business zoning district. Applicant: YTC, Inc., 31 Harkness Ave., East Longmeadow, MA 01028.

**Motion RD; second JT. Approved 5-0.**

**11. SP 2019-07: Amendment to Special Permit for Harkness Avenue**—Request by applicant for an amendment to Special Permit 2019-06 to change the holder of the Special Permit from YTC, Inc. to Hojiabo Corporation at 31 Harkness Avenue (Assessor’s Parcel ID: 12-33-0) located in a Business zoning district. Applicant: Hojiabo Corporation, 31 Harkness Ave., East Longmeadow, MA 01028.

**Motion RD; second JT. Approved 5-0.**

**ZONING AMENDMENTS:**

**12. 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)

**MOTION TO RECOMMEND THE DRAFT MIXED USE BY-LAW TO TOWN Council to include the Schedule of Use Regulations 3-1 AND Table of DIMENSIONAL Regulations and change to Zoning Map 3-2 by RD; second JT. Approved 5-0.**

**13. 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)

**MOTION TO RECOMMEND change of zoning for 330 CHESTNUT STREET from Industrial GARDEN PARK to MIXED USE by RD; J.T. Approved 5-0.**

**OTHER BUSINESS:**

**14. Endorsement of Subdivision Plans, Review of Performance Guarantee & other documents**

**Case SD-D2018-02: Jeffrey Lane Extension.** Request by applicant for 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

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Estate Development, Inc.), 45 Knollwood Drive, East Longmeadow, MA 01028.

**MOTION TO ENDORSE SUBDIVISION PLANS by JT; second LM. Approved 5-0.**

- 15. Request for extension of sign approval beyond June 19, 2019** –East Longmeadow Veterans Memorial Committee at 328 N. Main Street, East Longmeadow  
**Referred to Building Commissioner.**

**16. Endorsement of Subdivision Plans for Fairway Lane Estates**

**Case SD-D 2019-02 Definitive Subdivision Plan for Fairway Lane Estates** – Request by applicant for endorsement of Definitive Subdivision plans for a ten (10) lot subdivision on a 6.82+/- acre parcel, at 295 and 299 Maple Street (Assessor's Parcel ID 6-11-0 and 6-10-0), located in the Residence B zoning district. Applicant: Michael Carabetta, 202 Allen Street, East Longmeadow, MA 01028.

**MOTION TO ENDORSE SUBDIVISION PLANS. JT; RD. Approved 5-0.**

**17. Distribution of OML handouts**

**ADJOURN: 7:36 p.m. Motion RD; second JT. Approved 5-0.**

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is June 18, 2019.

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