

NOTICE OF HEARING, MEETING & AGENDA



You are invited to a Zoom webinar

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, June 15, 2021

Time: 06:00 PM Eastern Time (US and Canada)

*Place: School Committee Conference Room

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

Zoom webinar:

<https://us02web.zoom.us/j/99496305741?pwd=M2xJN2VxVC93QlJjcDZsSHE3cVRiZz09>

Passcode: 714491

Or One tap mobile :

US: +13017158592,,99496305741# or +13126266799,,99496305741#

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Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 994 9630 5741

International numbers available: <https://us02web.zoom.us/j/99496305741>

***Agenda

CALL THE MEETING TO ORDER

CALL THE ROLL

- Planning Board Clerk Reorganization
- Appointment of Alternate Commissioners to PVPC 2021-2022

APPROVAL OF MINUTES

May 18, 2021

SITE PLAN WAIVERS

- 1. Case SPRW 2021-21:** Request for Site Plan Review Waiver for a mental health counseling office in an existing structure at 40 Crane Avenue (Assessor's Parcel ID 27-21-0) on a 1.35 +/- acre site in the Industrial zoning district. Applicant: Yejide Bell, 40 Cranve Avenue, East Longmeadow, MA 01028.
- 2. Case SPRW 2021-22:** Request for Site Plan Review Waiver for a home office located at 5 Murray Court (Assessor's Parcel ID 26-13-5) on a .51 +/- acre site in Residence C zoning district. Applicant: Samuel Conroy, 5 Murray Court, 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.

3. **Case SPRW 2021-23:** Request for Site Plan Review Waiver for a skincare business at 51 Prospect Street (Assessor's Parcel ID 27-154A-A) on a .23 +/- acre site in the Business zoning district. Applicant: Stephanie Barry, 51 Prospect Street, East Longmeadow, MA 01028.
4. **Case SPRW 2021-24:** Request for Site Plan Review Waiver for home office for Go Progress, an online business offering digital marketing, coaching and consulting at 201 Gates Ave (Assessor's Parcel ID 12B-7-145) on .23 +/- acre site in the Residence C zoning district. Applicant: Dannia Guzman Collado, 201 Gates Ave, East Longmeadow, MA 01028.
5. **Case SPRW 2021-25:** Request for Site Plan Review Waiver for home office for Go Progress Media, an online business offering digital marketing, coaching and consulting at 201 Gates Ave (Assessor's Parcel ID 12B-7-145) on .23 +/- acre site in the Residence C zoning district. Applicant: Dannia Guzman Collado, 201 Gates Ave, East Longmeadow, MA 01028.
6. **Case SPRW 2021-26:** Request for Site Plan Review Waiver for Pretty Pineapple Beauty Bar, a weightloss business located in an existing structure at 42 Harkness Ave (Assessor's Parcel ID 12-3-5) on a .28 +/- acre site in the Business Zoning District. Applicant: Eliana Espejo, 21 Longfellow Terrace, Springfield, MA 01128.

ANR

7. **Case ANR 2021-03: 50 Gerrard Ave**—Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to combine two parcels: 50 Gerrard Ave (Assessor's Parcel ID 2B-44-500) and Lyric Ave (Assessor's Parcel ID 2B-43-497) to create New Parcel A 13,500 +/- sq. ft. located in the Residence C zoning district. Applicant: Diane S Cavanaugh and Michael Fitzgerald, 50 Gerrard Avenue, East Longmeadow, MA 01028.
8. **Case ANR 2021-04: Windsor Lane, Shaker Road**—Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to reconfigure lot lines of existing land of the SIVAD Nominee Trust into new parcels VIII-3R (Assessor's Parcel ID 20-24-3) 42,395 +/- sq. ft. and Lot A (Assessor's Parcel ID 20-9-0) 1,258,784 +/- sq. ft. located in the Residence A and Commercial zoning districts. Applicant: John H. Davis, Trustee and Stephen A. Davis, Trustee, the SIVAD Nominee Trust, PO Box 15709, Springfield, MA 01115

PUBLIC HEARINGS

9. **Case SP 2021-4: 562 North Main Street** – Request by applicant for Special Permit for change of ownership at an existing restaurant at 562 North Main Street (Assessor's Parcel ID 2B-77-561) located in the Business Zoning district. Applicant: Friendly's Restaurants, LLC, 1938 N. Woodlawn, Suite 110, Wichita, KS, 67209.
10. **Case SP 2021-5: 45 Baldwin Street** – Request by applicant for Special Permit for a brewery and tap room at 45 Baldwin Street (Assessor's Parcel ID 27-11-C) located in the Industrial Zoning district. Applicant: Brew Practitioners, LLC, 53 Forest Glen Road, Longmeadow, MA 01106.
11. **Case SP 2021-6: Massage Therapist Facility**—Request by applicant for Special Permit for a massage therapist facility at 280 North Main St, Ste 4 (Assessor's Parcel ID 14-12-F) in an existing structure located in the Commercial zoning district. Applicant: Christina, Conti, Idle Moments Massage, 280 N Main St, East Longmeadow, MA 01028.

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OTHER BUSINESS

12. **Request for full release of Rustic Meadows/Silver Fox performance bond** totaling Fifteen Thousand Nine Hundred Forty-Eight and 76/100 Dollars [\$15,948.76]. Applicant: Carmine Capua

13. ****Endorsement of Subdivision Plans, Review Performance Guarantee & other documents for Case SD-D 2020-1: Definitive Subdivision Plan for Josie Lane Subdivision** –Request by applicant for the definitive subdivision approval for a two (2) lot subdivision, installation of a 150’ road and cul-de-sac on a 2.36 +/- acre site located at Pease Road (Assessor’s Parcel ID 32-34A-B) in the Residence AA zoning district. Applicant: Emanuel Marino, 66 Lathrop Street, West Springfield, MA 01089.

14. Director’s Report

ADJOURN

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