

## NOTICE OF PUBLIC HEARING

### EAST LONGMEADOW PLANNING BOARD

#### MEETING NOTICE

Date: June 18, 2019

Time: 6:00 PM

Place: School Committee Conference Room

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

#### MINUTES

#### CALL THE MEETING TO ORDER 6 PM

PRESENT: GEORGE KINGSTON  
RUSSELL DENVER  
LOUIS MORABITO  
TYDE RICHARDS

ABSENT: JON TORCIA

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

#### CALL THE ROLL:

Election of Officers

Motion to appoint RD as Chair, GK as Vice Chair, TR as Clerk made by TR; second LM. Approved 4-0.

Appointment to the Community Preservation Commission

Motion to nominate JT by LM; second GK. Approved 4-0.

#### APPROVAL OF MINUTES:

May 21, 2019

Motion GK; second LM. Approved 4-0.

Motion to take agenda items 7, 9, and 10 out of order GK; second TR. Approved 4-0.

**7. 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 July 16, 2019. Motion GK; second LM. Approved 4-0.

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.

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## NOTICE OF PUBLIC HEARING

**9. 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, May 21, 2019)

Continued to July 16, 2019. Motion GK; second LM. Approved 4-0.

**10. 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, May 21, 2019)

Continued to July 16, 2019. Motion GK; second LM. Approved 4-0.

### SITE PLAN WAIVER REQUESTS:

1. **SPRW 2019-16: Willow Barn Designs**—Request by applicant for Site Plan Waiver for a floral and home décor shop at 83 Maple Street a.k.a. 81 Maple Street (Assessor's Parcel ID 16-124-0) located in an Industrial zoning district. Applicant: Michele Martinelli, 283 Elm Street, East Longmeadow, MA 01028.

Motion GK; second LM. Approved 4-0.

2. **SPRW 2019-17: Smoothie and Energizing Tea Shop** –Request by applicant for Site Plan Waiver for a smoothie and energizing tea shop at 130 Shaker Road (Assessor's Parcel ID 28A-4-A-2 ) located in a Business zoning district. Applicant: Crystal Jimenez, 38 Fernwood Street, Chicopee, MA 01020.

Motion GK; second LM. Approved 4-0.

3. **SPRW 2019-18: Rage Worldwide Photography** –Request by applicant for Site Plan Waiver for a home office at 29 Fifth Street (Assessor's Parcel ID 15-77-4Z) located in a Residential C zoning district. Applicant: Morgan Beglanger, 29 Fifth Street, East Longmeadow, MA 01028.

Motion GK; second LM. Approved 4-0.

4. **SPRW 2019-19: Golden Years Home Care Services**—Request by applicant for Site Plan Waiver for a retail, business office, training site, and adult day-care in the Business Zoning District at 38 Center Square (Assessor's Parcel ID 27-158-0). Applicant: Lisa Santaniello, 136 Lynnwood Drive, Longmeadow, MA 01106.

Motion GK; second LM. Approved 4-0.

5. **SPRW 2019-20: Lussier & Sons** –Request by applicant for Site Plan Waiver for a home office for small home improvements business at 43 Breezy Knoll Road (Assessor's Parcel ID 36-73-0) located in a Residential A zoning district. Applicant/owner: Steven Lussier, 43 Breezy Knoll Road, East Longmeadow, MA 01028.

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Motion GK; second LM. Approved 4-0.

### ANR

6. **ANR 2019-05: 15 Glendale Road** - Request for endorsement of a plan for which Approval is Not Required on a 0.55+/- acre site located at 15 Glendale Road [Assessor's Parcel ID 16-98- 47] in the Residential C zoning district. Applicant: 88 Casino Terrace, LLC, 296 N. Main Street, East Longmeadow, MA 01028.

Motion to GK; second LM. Endorsed 4-0.

Motion to take item #11 out of order GK; second LM. Approved 4-0.

11. **SP 2019-04: East Longmeadow Public Library**—Request by applicant for amendment to Special Permit 2002-03 to revoke Decision Item #4 requiring unimpeded internal pedestrian traffic from the Town Hall building to and from the Library building during normal Town Hall/Library business hours. Applicant: Denise Menard, Town Manager. Representative: Layla Johnston, Library Director, 60 Center Square, East Longmeadow, MA 01028.

Motion GK; second LM. Approved 4-0.

### CONTINUED PUBLIC HEARINGS:

8. **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. (Cont. May 21, 2019)

Motion GK; second LM. Approved 4-0.

### NEW PUBLIC HEARINGS:

12. **SD-D2019-04: Modification of Definitive Subdivision Plan for Hidden Ponds Estates**—Request by applicant for modification of approved definitive subdivision plan for Hidden Ponds Estates (Case SD-D 2018-01) to revise the sewer system design, request for in-lieu payment for sidewalk installation, and phasing of subdivision construction sequence. Applicant: Al Joyce, Rose-Bud Builders, LLC, P.O. Box 79, East Longmeadow, MA 01028.

Motion to approve the modification of the subdivision plan relative to the sewer system design GK; second LM. Approved 4-0.

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## **NOTICE OF PUBLIC HEARING**

Motion to accept withdrawal of phasing request GK; second LM. Approved 4-0.

Motion to accept the in-lieu payment for sidewalks contingent on creation of fund GK; second LM. Approved 4-0.

### **OTHER BUSINESS:**

13. Discussion with the Health Department of “in lieu account” for sidewalk requirements for new developments in the town’s subdivision regulations

14. Preliminary discussion for amending the RULES AND REGULATIONS FOR THE SUBMISSION OF PETITIONS AND PLANS OF SUBDIVISION FOR THE TOWN OF EAST LONGMEADOW, MASSACHUSETTS to include the establishment of an IN LIEU of Sidewalk Construction fund.

14. Preliminary discussion for amending the RULES AND REGULATIONS FOR THE SUBMISSION OF PETITIONS AND PLANS OF SUBDIVISION FOR THE TOWN OF EAST LONGMEADOW, MASSACHUSETTS to include the installation of conduit for infrastructure as requested by Director of IT Department

15. Discussion of postage

16. Draft Open Space and Recreation Plan: Preparation of letter of review to be included in final submittal to DCS.

Motion to endorse GK; second LM. Approved 4-0.

**ADJOURN:** Motion GK; second LM. Approved 4-0. 7:34 PM

### **DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is July 16, 2019.

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