

East Longmeadow  
Department of Community Development and Planning  
60 Center Square  
East Longmeadow, Massachusetts 01028  
(413) 525-5400 - ext. 1700 - fax (413) 525-1656



**EAST LONGMEADOW PLANNING BOARD  
MEETING NOTICE**

Date: June 19, 2018

5:00 PM

The Planning Board will assemble at 36 Redstone Drive for a Site visit of Hidden Ponds

6:00 PM

East Longmeadow High School  
School Committee Conference Room  
180 Maple Street, East Longmeadow, MA

**AMENDED AGENDA**

**CALL THE MEETING TO ORDER**

**CALL THE ROLE**

**APPROVAL OF MINUTES**

May 15, 2018

**OTHER BUSINESS:**

**Site Plan Waiver Requests:**

1. Request by applicant for **Site Plan Waiver** for an esthetics studio located at 208 North Main Street, Suite 7 (Assessor's Parcel ID 14-12-F) in the Commercial zoning district. Applicant: Natalya Czapienski, 57 Rencelau Street, Springfield, MA 01118.
2. Request by applicant for **Site Plan Waiver** for a home office [Midwifery Education Design and Development, LLC] located at 87 Pease Road (Assessor's Parcel ID 67-28-8-C) in the Residence A zoning district. Applicant: Susan DeJoy

**ANR:**

3. Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to create a lot having 140 linear feet of frontage at 141 Porter Road (Assessor's Parcel 48-71-B) in the Residence A zoning district. Applicant: 141 Porter Road Partnership, 414 Porter Road.

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](mailto: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.

### Sign Permits:

4. **Case Sign 2018-04 – Meadows Health Center:** Request by applicant for approval for a new **Sign** at 40 Crane Avenue (Assessor's Parcel ID 27-21-0) in the Industrial zoning district. Applicant: Danielle Saffioti, 299 Carew Street, Springfield, MA 01104.
5. **LEK's Spa, 13 Gerrard Ave.**

### CONTINUED PUBLIC HEARINGS:

6. **Case SD-D 2018-01 - Hidden Ponds Estates:** Request by applicant for **Definitive Subdivision** approval for a twenty (20) lot subdivision on a 26.344+/- acre site located west of Redstone Drive (Assessor's Parcel 23-77-0) in the Residence A zoning district. Applicant: Bedrock Financial, LLC (dba Rose Bud Builders) P.O. 79, East Longmeadow, MA 01028 (continued from April 17 and May 15, 2018).
7. **Case SD-P 2018-02 - Jeffrey Lane Extension Preliminary Subdivision:** Request by applicant for **Preliminary Subdivision** approval for a three (3) lot subdivision 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 of Southern NE Real Estate Development, Inc., 45 Knollwood Drive, East Longmeadow, MA 01028 (continued from May 15, 2018).

### NEW PUBLIC HEARINGS:

8. **SITE 2018-02: Self Storage at Grove Ave:** Request for **Site Plan** approval for a proposed self-storage facility on a 9.58+/- acre site located at 0 Grove Avenue (Assessor's Parcel ID 15-32-E) in the Industrial zoning district. Applicant: Baldwin Street, LLC, 46 Center Square, East Longmeadow, MA 01028.
9. **Case SITE 2018-01 – Lek's Nail Salon – 13-15 Gerrard Ave:** Request by applicant for **Site Plan** approval to construct an ADA compliant ramp at an existing structure on a 0.33+/- acre site located at 13-15 Gerrard Avenue 2A-64-57 in the Business zoning district. Applicant: Andrea Martin, 84 Willow Brook Road, Longmeadow, MA 01106.
10. **Case SP 2013-19 - [Special Permit Amendment] – New Cingular Wireless, PCS, LLC (AT&T)-30 Benton Drive:** Request by applicant for **Special Permit Amendment** to add, remove, modify and replace transmission equipment on an existing tower on a 1.66 +/- acre site located at 30 Benton Drive (Assessor's Parcel ID 6-4-0) in the Residence A zoning district. Applicant's agent: Edward D. Pare, Esq., BrownRudnick, 10 Memorial Blvd, Providence, RI 02903.
11. **Case ZN 2018-01:** Request by applicant for a **Zoning Amendment** to the zoning map for a change in zoning for a split parcel located at 244 Shaker Road (Parcel ID: 18-35-0) from

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Business and Residence A zoning to Business. Applicant: John H. & Stephen A. Davis, P.O. Box 15709  
Springfield, MA 01115.

**ADMINISTRATIVE MATTERS:**

Commercial Vehicles - use and definition  
Review of letter in support of PVPC to the FY 2019 Budget Conference Committee  
Forms

**ADJOURN:**

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is July 17, 2018. There will not be a meeting on July 3, 2018 due to the July 4<sup>th</sup> Holiday.

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