

NOTICE OF PUBLIC MEETING



EAST LONGMEADOW PLANNING BOARD MEETING NOTICE

Date: July 16, 2019

Time: 6:00 PM

Place: School Committee Conference Room

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

MARKED AGENDA

CALL THE MEETING TO ORDER 6:00 PM

(Pursuant to Mass General Law as we are recording this meeting for the minutes and ELCAT is taping the meeting; if anyone else is recording this meeting please identify yourself and your organization)

CALL THE ROLL:

PRESENT: **RUSSELL DENVER, CHAIR**
 GEORGE KINGSTON, VICE CHAIR
 TYDE RICHARDS, CLERK
 LOUIS MORABITO
 JON TORCIA

Staff Present: **Constance Brawders, Director of Community Development and Planning**
 Bethany Yeo, Administrative Assistant of Community Development and Planning

APPROVAL OF MINUTES:

June 18, 2019

Motion GK; second LM. APPROVED 5-0.

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.

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.

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SITE PLAN WAIVER REQUESTS:

1. **SPRW 2019-21: Berkshire Facial Surgery**—Request by applicant for Site Plan Waiver for an outpatient medical clinic business at 265B Benton Drive (Assessor's Parcel ID 10-3-101) located on a 13.17 +/- acre site in the Industrial Garden Park zoning district. Applicant: Berkshire Facial Surgery, Inc., 53 Southampton Road, Westfield, MA 01085.
Motion GK; second JT. APPROVED 5-0.
2. **SPRW 2019-22: Hair Salon**—Request by applicant for Site Plan Waiver for a salon at 225 Shaker Road (Assessor's Parcel ID 18-5-0) located on a 0.30 +/- acre site in the Industrial zoning district. Applicant: Jennifer Guinipero, 17 Ruffino Rd, East Longmeadow, MA 01028.
Motion GK; second JT. APPROVED 5-0.
3. **SPRW 2019-23: Home Office for Car Hauler Business**—Request by applicant for Site Plan Waiver for a home office at 34 Anne Street (Assessor's Parcel ID 24-28-73) located in a Residence C zoning district. Applicant: Yosi Iffraimov, 34 Anne Street, East Longmeadow, MA 01028.
Continued to August 20, 2019. Motion GK; second LM (5-0).

CONTINUED PUBLIC HEARINGS:

4. **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; June 18, 2019)
Continued to August 20, 2019. Motion GK; second JT (5-0).
5. **SP 2019-04 Take-out Restaurant for North Main St**— Request by applicant for a Special Permit for a take-out [carry 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, June 18, 2019)
Waiver petition for Traffic Study granted. Motion GK; second LM. APPROVED 5-0.

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Special Permit granted with specific hours of operations. Motion GK; second LM. APPROVED 5-0.

6. **SITE 2019-06: Take-out Restaurant for North Main St** – Request by applicant for a Site Plan for a take-out [carry 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, June 18, 2019)
Motion GK; second JT. APPROVED 5-0.

NEW PUBLIC HEARINGS:

7. **SP 2019-09 Massage Therapist Facility**—Request by applicant for Special Permit for a massage therapist facility at 200 North Main Street, Suite 17 [a/k/a Ste. 7 (Assessor’s Parcel ID 25-4-7) in a 1419 +/- SF area of an existing structure located in the Business zoning district. Applicant: Stacey Duquette, 8 Ripley Street, Wilbraham, MA 01095.
Motion GK; second JT. APPROVED 5-0.

ANR

8. **ANR 2019-06 65 Pease Road**—Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to merge Assessor’s Parcel ID (67-5-0 and 67-6-4) into a combined parcel totaling 2.472 +/- acres located in the Residence A zoning district. Applicants: Nicholas M. and Amanda K. Ahmed, 65 Pease Road, East Longmeadow, MA 01028.
Motion GK; second JT. APPROVED 5-0.

OTHER BUSINESS:

9. Discussion with the Health Department of “in lieu account” for sidewalk requirements for new developments in the town’s subdivision regulations.
10. 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.

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11. 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 .
12. Request by Fairview Extended Care Services to discuss amendment to the East Longmeadow Stormwater Management Permit.
13. Update on progress of Mixed Use Zone bylaw petition.
14. Discussion of Open Meeting Law Complaint Submitted by Ralph Page.
15. **Endorsement of Subdivision Plans, Review of Performance Guarantee & other documents**
Case SD-D 2019-01: Jeffrey Lane South. Request by applicant for endorsement of **Definitive Subdivisions** plans and acceptance of other documents for a two (2) lot subdivision on a 3.44+/- acre parcel at 216 Somers Road (Assessor's ID 40-25-31) located in the Residence A zoning district. Applicant: Val Shvetz, Oak Ridge Custom Home Builders Inc., 80 River Road, South Hadley, MA 01075. (Cont. February 19, 2019)
Motion to endorse GK; second JT. APPROVED 5-0.

ADJOURN: Motion GK; second JT. APPROVED 5-0 at 7:30 PM

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is August 6, 2019 which is to be held at National Night Out located on the grounds of East Longmeadow High School.

<https://www.eastlongmeadowma.gov/656/National-Night-Out>

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