



NOTICE OF PUBLIC MEETING

EAST LONGMEADOW PLANNING BOARD MEETING NOTICE

Date: August 20, 2019

Time: 6:00 PM

Place: School Committee Conference Room

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

* * * * * AGENDA

CALL THE MEETING TO ORDER

CALL THE ROLL:

APPROVAL OF MINUTES:

July 16, 2019

SITE PLAN WAIVER REQUESTS:

1. **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) on a 0.20+/- acre site in the Residential C (RC) zoning district. Applicant: Yosi Ifraimov, 34 Anne Street, East Longmeadow, MA 01028. (Cont. July 16, 2019)
2. ***SPRW 2019-24: Home Office for E-commerce online retail**—Request by applicant for Site Plan Waiver for a home office at 95 Somers Road (Assessor’s Parcel ID 28-25-0) on a 0.15 acre site in the Residential A (RA) zoning district. Applicant: Olevia Segree-Wilson, 95 Somers Road, East Longmeadow, MA 01028.
3. ****SPRW 2019-25: Home Office for Equine Massage business**—Request by applicant for Site Plan Waiver for a home office at 35 Rockingham Circle (Assessor’s Parcel ID 31-42-6) on a 1.06 acre site in the Residential AA (RAA) zoning district. Applicant: Laura Peteros, 35 Rockingham Circle, East Longmeadow, MA 01028.
4. *****SPRW 2019-26: Addition of Blue Rhino Propane Exchange** –Request by applicant for Site Plan Waiver for an addition of Blue Rhino Propane Exchange at 13 North Main Street (Assessor’s Parcel ID 27-37-0; 27-38-0) in the Business zoning district. Applicant: Pride Convenience, Inc., 246 Cottage Street, East Longmeadow, MA 01028.

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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CONTINUED PUBLIC HEARINGS:

5. **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, July 16, 2019)

NEW PUBLIC HEARINGS:

6. **Proposed amendment to the Rules & Regulations for the Submission of Petitions and Plans of Subdivision - Section II. General, 2.8 Amendments**—The purpose of this amendment proposed by the Town of East Longmeadow Planning Board and its Planning & Community Development Director is to correct typographical errors; establish an In-Lieu of Sidewalk Construction Fund, as an alternative to the construct/installation of sidewalks by the applicant/developer; clarify the obligations on the part of owner ensuring the infrastructure installed by the private developers, which includes installation of conduit for fiber optic cable, meets the standards of the utility providers.
See Attachment 1 for full text of proposed changes.

OTHER BUSINESS:

7. ******Letter of Concern received from Alice Widmer, 81 Harwich Road, East Longmeadow regarding Hidden Ponds Development.**
8. **Endorsement of Modified Subdivision Plans and other documents Case SD-D 2019-04: Modification of Definitive Subdivision Plans for Bella Vista Estates Phase II**—Request by applicant for endorsement of **modified Definitive Subdivisions** plans and acceptance of other documents 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.
9. Update on progress of Mixed Use Zone bylaw petition.

ADJOURN:

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DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is September 3, 2019.

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**Town of East Longmeadow
Planning Board
60 Center Square
East Longmeadow, Massachusetts 01028**

(413) 525-5400 - ext. 1700 – constance.brawders@eastlongmeadowma.gov

**EAST LONGMEADOW PLANNING BOARD
PUBLIC HEARING**

The East Longmeadow Planning Board invites you to attend a Public Hearing on August 20, 2019 at 6:00 p.m. in the School Committee Conference Room (back entrance off Norden Street) at East Longmeadow High School, 180 Maple Street, East Longmeadow, MA to gather public input to consider proposals to amend the Rules & Regulations for the Submission of Petitions and Plans of Subdivision for the Town of East Longmeadow, MA (Revised May 22, 2001) pursuant to Section II. General, 2.8 Amendments.

The purpose of the amendment to the Rules & Regulations for the Submission of Petitions and Plans of Subdivision for the Town of East Longmeadow, MA (Revised May 22, 2001) is to:

1. Correct typographical errors under
SECTION VI - DESIGN STANDARDS, 6.3 Sidewalks, ~~Section 7.2.6 Sidewalks (Typo)~~ 7.25
Sidewalks
And
SECTION VII - CONSTRUCTION STANDARDS, 7.2 Roadway Construction Standards, ~~7.2.6
Sidewalks. (Typo)~~ 7.2.5 Sidewalks

SECTION VII - CONSTRUCTION STANDARDS, 7.2.5 Sidewalks, Sidewalks shall be required. Sidewalks ~~may (Typo)~~ shall be placed on ~~one or~~ both sides of the street at a width determined by the Planning Board based on the location and need for safe pedestrian circulation. All sidewalks shall conform to the material and construction methods as specified by the Town Engineer or in Section 701 of the Standard Specifications. Sidewalks shall be shown on definitive plan. Sidewalks shall be constructed before certificate of occupancy is signed.

2. Establish an In-lieu of Sidewalk Construction Fund, as an alternative to the construction/installation of sidewalks by the applicant/developer.

Proposed Text Amendment:

Amend SECTION VII - CONSTRUCTION STANDARDS, 7.2 Roadway Construction Standards, 7.2.5 Sidewalks to read:

“In-lieu contributions for the construction of sidewalks may be accepted as approved by the Planning Board and Department of Public Works and deposited into the Town’s existing Sidewalk Fund”.”

The establishment of account is supported by Board of Health, Department of Public Works, School Department, and Planning & Community Development Director.

3. Clarify the obligations on the part of owner ensuring the infrastructure installed by the private developers, which includes installation of conduit for fiber optic cable, meets the standards of the utility providers by the following text amendments:
 - A. Amend SECTION II – GENERAL, 2.10 Coordination with Municipal Departments and Other Agencies to read:

Compliance with the applicable regulations and requirements of these agencies and departments shall be required before a plan is approved by the Planning Board, and certification of performance relative to the proper construction and installation of respective utilities shall be required before the performance guarantee can be reduced or released. **The owner shall be responsible for contacting utility providers for inspection to ensure the infrastructure installed by the private developers, which includes installation of fiber optic conduit for municipal use, meets the standards of the utility providers. The owner shall provide certification by the utility providers to the Planning and Community Development Department before the performance guarantee can be reduced or released.**
 - B. Amend SECTION V. DEFINITIVE PLANS, 5.3.2 Plan and Profile e. Electrical, Telephone and Cable TV Supply System, including piping, handholes, transformer padmounts, and similar equipment to read:

e. Electrical, Telephone, **municipal Fiber Optic design conduit**, and Cable TV Supply System, including piping, handholes, transformer padmounts, and similar equipment;
 - C. Amend SECTION V. DEFINITIVE PLANS, 5.4 Performance Guarantee, 5.4.9 As Built Plans, Prior to the final release, the developer shall file a complete “as-built” plan showing all utility lines, with rim and invert elevations where applicable, hydrant location and type, main water and gas gates, sidewalk gates for water and gas (if installed) stationing of individual “y” or “t” on main sewer lines, ties to and depth of ends of sewer and water services at the street line, finished line and grade of streets, and any special drainage structures. Plan should indicate all required monuments that have been set as required and contain a certification as to their accuracy to read:

Prior to the final release, the developer shall file a complete “as-built” plan showing all **Fiber Optic conduit design**, utility lines, with rim and invert elevations where applicable, hydrant location and type, main water and gas gates, sidewalk gates for water and gas (if installed) stationing of individual “y” or “t” on main sewer lines, ties to and depth of ends of sewer and water services at the street line, finished line and grade of streets, and any special drainage structures. Plan should indicate all required monuments that have been set as required and contain a certification as to their accuracy.
 - D. Amend SECTION VI - DESIGN STANDARDS, 6.6 Municipal Services to add:

6.6.3 Fiber Optic Conduit Design

The owner shall be responsible for installation of conduit for fiber optic cable, which meets the standards of the utility provider. The owner shall provide certification by the utility provider to the Planning and Community Development Department before the performance guarantee can be reduced or released.

E. Amend SECTION VII - CONSTRUCTION STANDARDS, 7.5 Utilities Other Than Drainage Structures, 7.5.0 General Standards

1. All public and private sewers, surface water drains, water and gas pipes, electric, telephone and cable TV lines, together with their appropriate structures, within the street right-of-way, shall be placed underground to read:

1. All public and private sewers, surface water drains, water and gas pipes, electric, **Fiber Optic Conduit Design systems**, telephone and cable TV lines, together with their appropriate structures, within the street right-of-way, shall be placed underground.

F. Amend SECTION VII - CONSTRUCTION STANDARDS, 7.5, 7.5.3 Electrical, Telephone and Other Wires

All electrical, telephone, fire alarm, cable TV and other wires and cables shall be installed underground, unless in the opinion of the Planning Board and the appropriate utility company, such installation is impractical or not in the best interest of the Town to read:

All electrical, telephone, fire alarm, **Fiber Optic Conduit Design systems**, cable TV and other wires and cables shall be installed underground, unless in the opinion of the Planning Board and the appropriate utility company, such installation is impractical or not in the best interest of the Town.

The amendment to the subdivision regulations is supported by the IT Department, Planning Board, and Planning & Community Development Director.

Information relating to petitions is on file at the office of Planning & Community Development located at Town Hall, 60 Center Square and is available for review Monday through Friday, 8:00 a.m. - 4:00 p.m.

For the Board
Tyde Richards, Clerk

To be published on August 5 and August 12, 2019