

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

MARKED AGENDA

CALL THE MEETING TO ORDER 6:00 PM

CALL THE ROLL:

PRESENT:

RUSSELL DENVER, CHAIR
GEORGE KINGSTON, VICE CHAIR
TYDE RICHARDS, CLERK
JON TORCIA

ABSENT:

LOUIS MORABITO

Staff present:

Constance Brawders, Community Development and Planning Director
Bethany Yeo, Community Development and Planning Administrative Assistant

APPROVAL OF MINUTES:

July 16, 2019 **Motion GK; JT. APPROVED 4-0.**

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)
Approved 4-0. Motion G. Kingston; second T. Richards. Site Plan Waiver granted for Home office use only, contingent upon screening of commercial vehicle on site and written authorization from property owner of 55 Deer Park Drive for overnight parking/storage of trailer/hauler.
2. **SPRW 2019-24: Home Office for E-commerce online retail**—Request by applicant for Site Plan Waiver for a home office [for e-commerce online retail Fashionwarehouz, LLC.] 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.
APPROVED 4-0. Motion G. Kingston; second J. Torcia.
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

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 in the Residential AA (RAA) zoning district. Applicant: Laura Peteros, 35 Rockingham Circle, East Longmeadow, MA 01028.

APPROVED 4-0. Motion G. Kingston; second J. Torcia.

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.

APPROVED 3-1. Motion J. Torcia; second T. Richards; G. Kingston - Nay.

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)

APPROVED 4-0. Motion to continue to September 17, 2019 G. Kingston; second J. Torcia.

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.

To correct typographical errors change "may" to "shall" Approved 4-0. Motion G. Kingston; second; J. Torcia.

Public hearing continued to September 17, 2019. Approved 4-0. Motion G. Kingston; second T. Richards.

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

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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.

Plans Endorsed 4-0. Endorsement contingent upon amount of bond estimate by The Department of Public Works; G. Kingston; second J. Torcia.

9. Update on progress of Mixed Use Zone bylaw petition.

ADJOURN: Approved 4-0. Motion G. Kingston; J. Torcia. 7:46 PM

DATE OF NEXT MEETING:

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

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