



**EAST LONGMEADOW PLANNING BOARD  
MEETING NOTICE**

Date: August 21, 2018

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 6:00PM**

**CALL THE ROLE: J. TORCIA; LOUIS MORABITO; RUSSELL DENVER; GEORGE KINGSTON  
ABSENT: TYDE RICHARDS**

**APPROVAL OF MINUTES**

July 17, 2018 **APPROVED. Motion RD; second JT (4-0)**

**OTHER BUSINESS**

**Endorsement of Plans , Review of Covenant, Storm water O & M, and Declaration of Home Owner's Association**

1. **Case SD-D 2018-01 - Hidden Ponds Estates:** Request by applicant for endorsement of **Definitive Subdivision** plans and acceptance of other documents 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. **RESCHEDULED to 9/11**

**SITE PLAN WAIVER REQUESTS:**

2. **Case: SPRW 2018-11, 14 Lasalle St., Stateline Landscaping.** Request by applicant for a Site Plan Waiver for a home office located at 14 Lasalle St. (Assessor's Parcel ID 12A-30-53) in the Residential C zoning district. Applicant: Jonathan Guinipero, 14 Lasalle St., East Longmeadow MA 01028. **APPROVED. Motion RD; second JT (4-0)**
3. **Case: SPRW 2018-12, 61 Colony Drive, TSMA Auto Sales.** Request by applicant for a Site Plan Waiver for a home office located at 61 Colony Dr. (Assessor's Parcel ID 48-17-111A) in the Residential A zoning district. Applicant: Talal Mhanna, 61 Colony Dr., East Longmeadow MA 01028. **APPROVED. Motion RD; second JT (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.

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.

4. **Case: SPRW 2018-13, 611 North Main Street, Zain's Smoke Shop.** Request by applicant for a Site Plan Waiver for a retail tobacco shop located at 611 North Main St. (Assessor's Parcel ID 1A-56-94) in the Business zoning district. Applicant: Muhammad Tahla, 17 Locust St., Springfield MA 01108. **APPROVED. Motion RD; second JT (4-0)**
5. **Case: SPRW 2018-14, 50 Indian Spring Rd, Lingualinks with Maridol Linares.** Request by applicant for a Site Plan Waiver for a home office located at 50 Indian Spring Rd. (Assessor's Parcel ID 38-47-4) in the Residence A zoning district. Applicant: Maridol Linares, 50 Indian Spring Rd., East Longmeadow, MA 01028. **APPROVED. Motion RD; second JT (4-0)**
6. **Case: SPRW 2018-15, 43 Maple St., Impressions 2.** Request by applicant for a Site Plan Waiver for a change in ownership of a hair salon located at 43 Maple St. (Assessor's Parcel ID: 27-17-0) in the Business zoning district. Applicant: Janine Jones, 45 Pioneer Circle, East Longmeadow, MA 01028. **APPROVED. Motion RD; second JT (4-0)**

**ANR:**

7. **Case: ANR 2018-02, 26 Lessard Circle.** Request by applicant for endorsement of a plan for which Approval is Not Required. Applicant: David Delvecchio, 26 Lessard Circle, East Longmeadow, MA 01028. **ENDORSED. Motion RD; second LM (4-0)**

**SIGN PERMITS:**

8. **Case: SIGN 2018-08, 515 Shaker Rd., Secure Energy.** Request by applicant for approval for a new **Sign** at 515 Shaker Rd. (Assessor's Parcel ID 21-9-0) in the Industrial Garden zoning district. Applicant: Secure Energy Solutions, LLC, Attn: Christopher Duby, 515 Shaker Rd., East Longmeadow MA 01028. **APPROVED. Motion RD; second LM (4-0)**
9. **Case: SIGN 2018-09, 328 North Main St., East Longmeadow Recreation Dept.** Request by applicant for approval for new **Signs** at various municipal Town fields. Applicant: Donna Prather, East Longmeadow Recreation Department, 328 North Main St., East Longmeadow MA 01028. **Request to withdraw without prejudice APPROVED. Motion RD; second JT (4-0)**
10. **Case SIGN 2018-11, 281 Maple St., Dores Dental.** Request by applicant for approval for a new temporary sign at 281 Maple St. (Assessor's Parcel ID: 6-12A-2A) in the Residence B zoning district. Applicant: James Dores, 281 Maple St., East Longmeadow MA 01028. **APPROVED. Motion RD; second JT (4-0)**

**CONTINUED PUBLIC HEARINGS:**

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 Business and Residence A zoning to Business. Applicant: John H. & Stephen A. Davis, P.O. Box 15709, Springfield, MA 01115 (Cont from June 19 and July 17, 2018). **CONTINUED to 9/11/18. Motion RD; second LM (4-0).**

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- 12. 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 (Cont from June 19 and July 17, 2018). **APPROVED. Motion RD; second LM (4-0)**
- 13. Case SD-P 2018-03 - Preliminary Subdivision approval** for a seven (7) lot subdivision on a 4.47+/- acre site located at **295 Maple St.** (Assessor's Parcel ID 6-11-0) in the Residence B zoning district. Applicant: Michael Carabetta, 202 Allen St., East Longmeadow, MA 01028 Cont from July 17, 2018. **Request to CONTINUE to 9/11/18 APPROVED. Motion RD; second JT (4-0)**

**NEW PUBLIC HEARINGS:**

- 14.** Request by applicant for release of surety for an ANR Plan of Land recorded in HCRD Book 378/Page 90 located at 113 Patterson Avenue Lot B (Assessor's Parcel ID 3B-76-303) in the Residence C zoning district. Applicant/Owner: Michael Frank Design, 65 Smith Avenue, East Longmeadow, MA 01028. **APPROVED. Motion RD; second LM. (3-0-1, JT abstaining)**

**ADMINISTRATIVE MATTERS:**

- 15.** Change of September (from September 4 and 18 to September 11 and 25) and November (from November 6 and 20 to November 13 and 27) meeting dates due to elections and religious holidays. **9/11 & 9/25 APPROVED. Motion RD; second JT (4-0). November dates tabled.**
- 16.** Discussion about change of meeting site for Planning Board meetings from School Committee Conference Room to Council on Aging.
- 17.** Master Plan Update
- 18.** Commercial Vehicle Definition

Comments from Conservation Commission for plan submittals: No new comments

**ADJOURN: 7:23pm. Motion RD; second LM (4-0)**

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is **9/11/18**.

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