



NOTICE OF PUBLIC MEETING

EAST LONGMEADOW PLANNING BOARD MEETING NOTICE

Date: September 17, 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:

September 3, 2019

SITE PLAN WAIVER REQUESTS:

1. **SPRW 2019-27: Home Office for Remote Consultation** –Request by applicant for Site Plan Waiver for a home office for remote consultation regarding packing components for the wine industry at 27 Skyline Drive (Assessor’s Parcel ID 72-40-4) on a 1.40 acre site in the Residence A zoning district. Applicant: Nathan Lee, 27 Skyline Drive, East Longmeadow, MA 01028.
2. **SPRW 2019-28: The Threading Club**—Request by applicant for Site Plan Waiver for an eyebrow threading salon at 632 North Main Street (Assessor’s Parcel ID 1-17-49) on a 1.23 acre site in the Business zoning district. Applicant: Mena Tiwari, 652 Sumner Ave, Springfield, MA 01108.
3. **SPRW 2019-29: New England Clean Room, LLC**—Request by applicant for Site Plan Waiver for an office at 92 a.k.a. 90 Denslow Road (Assessor’s Parcel ID 10-15-1) on a 17.54 acre site in the Industrial Garden park. Applicant: John Maybury, JSTW, LLC, 90 Denslow Road, 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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4. ***SPRW 2019-30: Esthetician Business**—Request by applicant for Site Plan Waiver for an Esthetician business providing skin care and body contouring at 576 North Main Street (Assessor’s Parcel ID 1A-91-571) in a 656 +/- SF area of an existing structure located in the Business zoning district. Applicant: Monica Hunter, 20 Flagg Street, Springfield, MA01109.

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; August 20, 2019)
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. (August 20, 2019)
 - a. See Attachment 1 for full text of proposed changes.

NEW PUBLIC HEARINGS:

7. **Case SITE 2019-09: Excel Dryer Expansion**—Request by applicant for the withdrawal of approval of Case SITE 2019-02 and approval of Case SITE 2019-09 for Site Plan Review for the construction of an expansion of 4475+/- SF office space with 30 associated parking spaces for Excel Dryer located at 357 Chestnut Street (Assessor’s Parcel ID: 18-2A) a 7.29+/- acre site in an Industrial Garden Park zoning district. Applicant: DNG Enterprises LLC. , 357 Chestnut Street, East Longmeadow, MA01028.

Due to a technical error this agenda item has been re-scheduled to the October 15, 2019 Planning Board meeting.

8. **Case SP 2019-10: Modification to Special Permit for The Reserve at East Longmeadow**—Request by applicant to modify Special Permit 2016-04 for name change from Parker Senior Care, LLC (d/b/a The Reserve) to MSL East Longmeadow Management MA, LLC (d/b/a The Reserve at East Longmeadow) located at 741 Parker Street (Assessor’s Parcel ID: 58-63-0) on a 5.95 +/- acre site in a Residence A zoning district. Applicant: MSL East Longmeadow Management MA, LLC, 2100 Third Avenue North, Ste. 600, Birmingham, AL 35203.

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OTHER BUSINESS:

9. ~~***Request by Kate Delaney Chung (117 Millbrook Drive, East Longmeadow, MA 01028) to discuss the standards and conditions of parking of commercial vehicles in Residential zoning districts AA, A, B, C and Elderly Residential (ER).~~

EXECUTIVE SESSION:

10. ~~**Pursuant to MGL Ch. 30A, §21 (a) (3) regarding potential resolutions of certain litigation pending against the Town.~~

ADJOURN:

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is October 1, 2019.

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