



**EAST LONGMEADOW PLANNING BOARD
MEETING NOTICE**

Date: September 25, 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

CALL THE ROLE

APPROVAL OF MINUTES

August 21, 2018

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

Site Plan Waiver Requests:

2. **Case: SPRW 2018-16, 176 North Main St., Main Street Tattoo Company.** Request by applicant for a Site Plan Waiver for a tattoo studio located at 176 North Main St. (Assessor's Parcel ID 15B-18-22) in the Business zoning district. Applicant: James & Angela Fortier, 41 Marshall St., Northampton, MA 01060.
3. **Case: SPRW 2018-17, 310 North Main St., Costas 3D Imaging d/b/a Jelly on My Belly.** Request by applicant for a Site Plan Waiver for an ultrasound office located at 310 North Main St. (Assessor's Parcel ID 13-1-0) in the Commercial zoning district. Applicant: Barbara and Tom Costas, 55 Benedict Terrace, Longmeadow, MA 01106.
4. **Case: SPRW 2018-18, 18 Edwill Rd., SMH Home Improvement.** Request by applicant for a Site Plan Waiver for a home office located at 18 Edwill Rd. (Assessor's Parcel ID 77-32-27) in the

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.

Residential A zoning district. Applicant: Sean Harrington, 18 Edwill Rd., East Longmeadow, MA 01028.

5. **Case: SPRW 2018-20, 12-14 Somers Rd., Epstein Financial Services, LLC.** Request by applicant for a Site Plan Waiver for a financial services office located at 12-14 Somers Rd. (Assessor's Parcel ID 27-96-6) in the Business zoning district. Applicant: Charles Epstein, 15 Prospect Hills Rd., East Longmeadow, MA 01028.
6. **Case: SPRW 2018-21, 168 Denslow Rd., ATI Physical Therapy.** Request by applicant for a Site Plan Waiver to change the name for a physical therapy facility located at 168 Denslow Rd. (Assessor's Parcel ID 10-19-4) in the Industrial Garden zoning district. Applicant: Performance Rehabilitation of Western New England, LLC, 790 Remington Blvd., Bolingbrook, IL 60440.
7. **Case: SPRW 2018-22, 63 Birchland Ave., ALIA Enterprises.** Request by applicant for a Site Plan Waiver for an online, web-based business located at 63 Birchland Ave. (Assessor's Parcel ID 38A-2-106) in the Residential C zoning district. Applicant: Alfred Long, 63 Birchland Ave., East Longmeadow, MA 01028.

Complaint:

8. **Melrose Ave, Paper Street Acceptance procedure.** Complainant: John Rustico, 59 Melrose Ave., East Longmeadow, MA 01028.

ANR: No submittals

Sign Permits:

9. **Case: SIGN 2018-12, 60 Shaker Rd., Shelburne Falls Coffee Roasters.** Request by applicant for approval for a new sign at 60 Shaker Rd. (Assessor's Parcel ID: 27-170-0) in the Business zoning district. Applicant: Kathy Lytle, Shelburne Falls Coffee Roasters, 1335 Mohawk Trail, Shelburne, MA 01370.
10. **Case: SIGN 2018-13, 520 North Main St., Cookie's Cafe.** Request by applicant for approval of a change of name to an existing sign at 520 North Main St. (Assessor's Parcel ID: 2B-82-1) in the Business zoning district. Applicant: Cookie Torres, 195 Bolton St., Springfield, MA 01119.

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 (Continued from June 19, July 17, and August 21, 2018).
12. **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 (Continued from July 17 and August 21, 2018).

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NEW PUBLIC HEARINGS:

- 13. Case SITE 2018-03 - Cornerstone Church.** Request by applicant for Site Plan Review to construct an equipment storage shed on a 9.71+/- acre site located at 15 Kibbe Road (Assessor's Parcel ID: 52-26-D) in the Residential A zoning district. Applicant: Cornerstone Church, 15 Kibbe Rd., East Longmeadow, MA 01028.
- 14. Case SITE 2018-04 – 604 North Main St.** Request by applicant for Site Plan Review to construct a dental office building on a .32 +/- acre site located at 604 North Main Street (Assessor's Parcel ID: 1A-94-321) in the Business zoning district. Applicant: Andrew Bonavita, 84 Woodsley Rd., Longmeadow MA 01106.
- 15. Case SD-D 2018-02 – Jeffrey Lane Extension.** Request by applicant for approval of a three (3) lot definitive subdivision plan on a 3.5+/- acre site located at Jeffrey Lane (Assessor's Parcel ID 40 - 12+13 - 32+33) in the Residence A zoning district. Applicant: Jeffrey Bosworth (Southern NE Real Estate Development, Inc.), 45 Knollwood Drive, East Longmeadow, MA 01028.
- 16. Case SITE 2018-05 – 265B Benton Dr.** Request by applicant for Site Plan Review to construct a professional office building on a 13.17 acre (+/-) lot at 265 Benton Drive (Assessor's Parcel ID 10-3-0) in the Industrial garden zoning district. Applicant: BFS Real Estate, LLC, 53 Southampton Rd., Westfield, MA 01085.

ADMINISTRATIVE MATTERS:

Comments from Conservation Commission for plan submittals:

- a) **Case SITE 2018-03 - Cornerstone Church** – Non jurisdictional
- b) **Case SITE 2018-04 – 604 North Main St.** – Non jurisdictional
- c) **Case SD-D 2018-02 – Jeffrey Lane Extension.** – No new comments
- d) **Case SITE 2018-05 – 265B Benton Dr.** – See Order of Conditions

Zoning Enforcement Officer's decision regarding determination of property setbacks

Invitation to East Longmeadow Skilled Nursing Center

Forms

Sign Permit Approval process

Commercial Vehicle definition

Update to Master Plan

ADJOURN:

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is October 2, 2018.

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