



**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

MARKED AGENDA

CALL THE MEETING TO ORDER 6:00PM

CALL THE ROLE: G. Kingston; T. Richards; L. Morabito; J. Torcia

APPROVAL OF MINUTES

August 21, 2018: **Motion JT, second TR. APPROVED 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. **Continued to 10/2/18. No vote.**

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. **Motion JT, second TR. APPROVED 4-0**
- 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. **Motion JT, second LM. APPROVED 4-0**
- 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

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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.

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Residential A zoning district. Applicant: Sean Harrington, 18 Edwill Rd., East Longmeadow, MA 01028. **Motion LM, second JT. APPROVED 4-0**

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. **Continued to 10/2/18. No vote.**
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. **Motion LM, second JT. APPROVED 4-0**
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. **Motion LM, second JT. APPROVED 4-0**

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. **Motion LM, second JT. APPROVED 4-0**
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. **Motion LM, second JT. APPROVED 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 (Continued from June 19, July 17, and August 21, 2018). Withdrawn without prejudice. **Motion JT, second TR. WITHDRAWAL APPROVED 4-0**

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- 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). **Waiver request: Motion TR, second LM. WAIVERS APPROVED 4-0. Preliminary Subdivision: Motion LM, second TR. APPROVED 4-0**

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. **Continued to 10/16/18: Motion JT, second LM. APPROVED 4-0**
- 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. **Continued to 10/16/18: Motion LM, second JT. APPROVED 4-0**
- 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. **Continued to 10/2/18: Motion LM, second TR. APPROVED 4-0**
- 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. **Continued to 10/2/18: Motion JT, second LM. APPROVED 4-0**

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

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Forms
Sign Permit Approval process
Commercial Vehicle definition
Update to Master Plan

ADJOURN: 8:54PM. Motion TR, second JT. 4-0

DATE OF NEXT MEETING:

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

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