

# NOTICE OF HEARING, MEETING & AGENDA



You are invited to a Zoom webinar

## EAST LONGMEADOW PLANNING BOARD

Tuesday, September 29, 2020

6:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://zoom.us/j/99496305741?pwd=M2xJN2VxVC93QlJcDZsSHE3cVRiZz09>

Passcode: 714491

Or iPhone one-tap :

US: +13017158592,,99496305741# or +13126266799,,99496305741#

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Webinar ID: 994 9630 5741

### Agenda

#### CALL THE MEETING TO ORDER

#### CALL THE ROLL

#### APPROVAL OF MINUTES

September 8, 2020

September 14, 2020

#### SITE PLAN WAIVER REQUESTS

- 1. SPRW 2020-33: Quality Granite & Quartz, LLC** –Request for Site Plan Review Waiver for a business offering retail and installation of granite and quartz at 173A Shaker Road (Assessor's Parcel ID 18-11-0) in an existing structure on a .37 +/- acre site in the Industrial zoning district. Applicant: Brock LaFave, 4 Millbrook Drive, East Longmeadow, MA 01028.
- 2. SPRW 2020-34: Stay Golden** –Request for Site Plan Review Waiver for a spray-tanning studio at 37 Harkness Avenue (Assessor's Parcel ID 12-33-0) in an existing structure on a 2.07 +/- acre site in the business zoning district. Applicant: Erica Devlin, 508 Gardners Way, Enfield, CT 06082.
- 3. SPRW 2020-35: Self-Storage Facility Expansion** –Request for Site Plan Review Waiver for a proposed amendment to Site Plan for existing Self-Storage Facility at 0 Grove Avenue (Assessor's Parcel ID 15-32-E) on a 9.58 +/- acre site in the Industrial zoning district. Applicant: Baldwin Street, LLC, 46 Center Square, East Longmeadow, MA 01028.

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Bethany Yeo at 413-525-5400 x 1701 or (Bethany.yeo@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. **SPRW 2020-36: Home Office** –Request for Site Plan Review Waiver for a home office for Platinum Graphics, an online graphic design business at 7 Auburn Street (Assessor’s Parcel ID 12B-51-9) in the Residence C zoning district. Applicant: Cori Wanat, 7 Auburn Street, East Longmeadow, MA 01028.
5. **SPRW 2020-37: Home Office** –Request for Site Plan Review Waiver for a home office for Spartan Sharpshooter an online coaching business at 175 Tanglewood Drive (Assessor’s Parcel ID 74-21-51) on a .70 +/- acre site in the Residence A zoning district. Applicant: Gary Gray, 175 Tanglewood Drive, East Longmeadow, MA 01028.

**NEW PUBLIC HEARINGS**

6. **Case SITE 2020-5: Stateline Firearms** – Request by applicant for Site Plan Review for a retail sales business for the sale and repair of firearms and sale of ammunition at 225 Shaker Road (Assessor’s Parcel ID 18-5-0) on a .30 +/- acre site located in the Industrial zoning district.  
Applicant: Jonathan Guinipero, 14 La Salle St, East Longmeadow, MA 01028
7. **[Remand] case SITE 2019-11: Ground Mounted Solar Facility** – Request by applicant for the installation of a 4 Megawatt ground mounted solar facility at Rear Pease Road (Assessor’s Parcel ID 33-1-0) located on a 21.26 +/- acre site in the Residence AA zoning district. Applicant: Steve Broyer, PLH, LLC, 222 South 9<sup>th</sup> Street, Ste. 1600, Minneapolis, MN 55402.

**OTHER BUSINESS**

- Irrevocable Letter of Credit for bond reduction Case SD-D 2019 04:  
Modification of Definitive Subdivision Plans for Bella Vista Estates Phase II. Applicant: Bella Vista Holdings Realty Trust, Brian S. Fitzgerald, Trustee, 46 Center Square, East Longmeadow, MA 01028
- Director’s Report

**ADJOURN**

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 19, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of East Longmeadow’s Planning Board will be conducted via remote participation to the greatest extent possible. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means, and will be posted on the Town of East Longmeadow’s website as soon as possible after the meeting.