



**EAST LONGMEADOW PLANNING BOARD
MEETING NOTICE**

Date: October 2, 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: 6:02PM

CALL THE ROLE: G. KINGSTON, T. RICHARDS, L. MORABITO, J. TORCIA

APPROVAL OF MINUTES: September 25, 2018: Motion LM; second JT. APPROVED 4-0

OTHER BUSINESS

- 1. Addendum to Final Release from Covenant:** Definitive Subdivision Plan for Rustic Meadows (a/k/a Silver Fox Lane), prepared for John A. & Janet R. Garreffi, dated July 2008, located southerly of Hampden Road, prepared by Ecotec Environmental Associates, Inc., 180 Denslow Road, East Longmeadow, MA 01028, recorded in Plan Book 352, Page 30, with covenant release recorded 03/21/2016 at Deed Book 21104, Page 556. **Motion LM; second JT. APPROVED 4-0.**

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

- 2. 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.**

Site Plan Waiver Requests:

- 3. 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 from September 25, 2018). **Motion TR; second JT. APPROVED 4-0.**
- 4. Case: SPRW 2018-23, 68 Center Sq., Kelly Nails & Spa.** Request by applicant for a Site Plan Waiver for a change of name to a nail salon located at 42 Center Square (Assessor's Parcel ID

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.

27-35A-16) in the Business zoning district. Applicant: Tong To, 81 Birch Ave., East Longmeadow, MA 01028. **Motion LM; second JT. APPROVED 4-0.**

ANR: No submittals

Sign Permits:

- 5. Case: SIGN 2018-17, 68 Center Sq., Kelly Nails & Spa.** Request by applicant for approval to change the name on a sign at 68 Center Square (Assessor's Parcel ID: 27-35A-16) in the Business zoning district. Applicant: Tong To, 81 Birch Ave., East Longmeadow, MA 01028. **Motion LM; second JT. APPROVED 4-0.**
- 6. Case: SIGN 2018-14 & 15, 42 Center Sq., Chipotle Restaurant.** Request by applicant for approval of two new signs at 42 Center Square (Assessor's Parcel ID: 27-182-18) in the Business zoning district. Applicant: Jamie Antobenedetto, 166 Concord St., Ashland, MA 01721. **Sign #1: Motion LM; second JT. APPROVED 4-0. Sign #2: Motion LM; second JT. APPROVED 4-0.**
- 7. Case: SIGN 2018-16, 406 North Main St., Orange Theory Fitness.** Request by applicant for approval for a new sign at 406 North Main St. (Assessor's Parcel ID: 13-14-D) in the Industrial zoning district. Applicant: AJ Signs, 842 Saratoga Rd., Burnt Hills, NY 12027. **Motion LM; second JT. APPROVED 4-0.**

CONTINUED PUBLIC HEARINGS:

- 8. 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 from September 25, 2018). **Motion to close public hearing LM; second JT. APPROVED 4-0. Motion to approve road width waiver LM; second JT. APPROVED 4-0. Motion to approve paved road width waiver JT; second LM. APPROVED 4-0. Motion to approve sidewalk waiver LM; second JT. APPROVED 3-1 (JT opposed). Motion to approve Definitive Subdivision LM; second JT. APPROVED 4-0.**
- 9. 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 from September 25, 2018). **Motion to close public hearing LM; second JT. APPROVED 4-0. Motion to approve site plan JT; second LM. APPROVED 4-0.**

NEW PUBLIC HEARINGS: No new hearings

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ADMINISTRATIVE MATTERS:

Comments from Conservation Commission for plan submittals: No new comments

Forms

Sign Permit Approval process

Commercial Vehicle definition

Update to Master Plan

November Meeting Schedule (Election Day, November 6): **October 30, 2018 was added to the meeting schedule.**

Calendar 2019 Meeting Schedule: **June 4, 2018 is Election Day – no meeting; November 5, 2018 will remain on as tentative.**

ADJOURN: 7:00pm. Motion LM; second JT. APPROVED 4-0.

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is October 16, 2018.

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