



**EAST LONGMEADOW PLANNING BOARD  
SPECIAL MEETING NOTICE**

Date: October 30, 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 PRESENT: G. KINGSTON, T. RICHARDS, J. TORCIA  
ABSENT: L. MORABITO, R. DENVER**

**APPROVAL OF MINUTES - October 16, 2018 Motion TR; second JT. APPROVED 3-0**

**Petitions for Zoning Change:**

**1. Case: ZN 2018-02, 330 Chestnut St.** Petition by Applicant for zoning change at 330 Chestnut Street (Assessor's Parcel 18-38-0), a 40.35+/- acre site, **from** Industrial Garden zoning district **to** Mixed Use zoning district. Applicant's agent: Atty. Jane L. Mantolesky, Fitzgerald Attorneys at Law, PC, 46 Center Square, East Longmeadow, MA 01028.

**The Public Hearing will open on November 20, 2018 due to an error in advertising.**

**2. Case: ZN 2018-03, Rear Pease Rd.** Petition by Applicant for zoning change at Rear Pease Rd. (Assessor's Parcel ID 33-1-0), a 21.26 +/- acre site **from** Residence AA District **to** Industrial/Industrial Garden District. Applicant's Agent: James Martin, Robinson Donovan Attorneys at Law, 1500 Main St., Suite 1600, Springfield, MA 01115.

**The Public Hearing will open on November 20, 2018 due to an error in advertising.**

**Site Plan Waiver Requests:**

**3. Case: SPRW 2018-19, 15 Benton Dr., Sedgwick.** Request by applicant for a Site Plan Waiver for an insurance claims management business located at 15 Benton Dr. (Assessor's Parcel ID 9-6-4) in the Industrial Garden zoning district. Applicant: Sedgwick Claims Management Services, Inc., 1100 Ridgeway Loop Rd., Memphis, TN 38120.

**Motion TR; second JT. APPROVED 3-0**

**4. Case: SPRW 2018-27, 51 Prospect St., Right at Home.** Request by applicant for a Site Plan Waiver for office space located at 51 Prospect St. (Assessor's Parcel ID 27-154A-A) 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.**

Residence C zoning district. Applicant: Jose Cid, 30 Oak Brook Dr., East Longmeadow, MA 01028.

5. **Case: SPRW 2018-28, 223 Hampden Rd., Laffan's Ledger.** Request by applicant for a Site Plan Waiver for a home office located at 223 Hampden Rd. (Assessor's Parcel ID 77-56-0) in the Residential A zoning district. Applicant: Deanna Laffan, 223 Hampden Rd., East Longmeadow, MA 01028.

**Motion TR; second JT. APPROVED 3-0**

6. **Case: SPRW 2018-29, 434 North Main St., Orange Theory Fitness.** Request by applicant for a Site Plan Waiver for a fitness studio located at 434 North Main St. (Assessor's Parcel ID 13-14-D) in the Commercial zoning district. Applicant: Brian Burke, 386 Green Hill Rd., Longmeadow, MA 01106.

**Motion TR; second JT. APPROVED 3-0**

**ANR:** No submittals

**Sign Permits:**

7. **Case: SIGN 2018-23, 611 North Main St., Zain's Smokeshop.** Request by applicant for approval of a new sign at 611 North Main St. (Assessor's Parcel ID: 1A-56-94) in the Business zoning district. Applicant: Muhammad Tahla, 17 Locust St., Springfield, MA 01108.

**Motion TR; second JT. APPROVED 3-0**

8. **Case: SIGN 2018-24, 611 North Main St., Zain's Smokeshop.** Request by applicant for approval of a new sign at 611 North Main St. (Assessor's Parcel ID: 1A-56-94) in the Business zoning district. Applicant: Muhammad Tahla, 17 Locust St., Springfield, MA 01108.

**Motion TR; second JT. APPROVED 3-0**

**CONTINUED PUBLIC HEARINGS:**

9. **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 from September 25 and October 16, 2018)

**Continued to November 20, 2018 - Motion TR; second JT. APPROVED 3-0**

**NEW PUBLIC HEARINGS:** No submittals

**ADMINISTRATIVE MATTERS:**

Comments from Conservation Commission for plan submittals: None  
Forms

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Sign Permit Approval process  
Commercial Vehicle definition  
Update to Master Plan

**ADJOURN 6:38 p.m. Motion TR; second JT. APPROVED 3-0**

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is November 20, 2018

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