



**EAST LONGMEADOW PLANNING BOARD
MEETING NOTICE**

Date: November 20, 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: GEORGE KINGSTON, JON TORCIA, LOUIS MORABITO, RUSSELL DENVER

ABSENT: TYDE RICHARDS

APPROVAL OF MINUTES

October 30, 2018 **CONTINUED TO DECEMBER 4, 2018**

New Public Hearings

- 1. Case SP 2018-02: 855 Somers Road** - Request by applicant for a Special Permit for Family Child Care Services at 855 Somers Road (Assessor's Parcel 95-4-6), on a 1.06+/- acre site, located in the Residence A zoning district. Applicant: Donna M. Paquin, 855 Somers Road, East Longmeadow, MA 01028.
Request by applicant to withdraw without prejudice.
Motion RD; second JT. APPROVED 4-0
- 2. Case: ZN 2018-02, 330 Chestnut Street:** Petition by Applicant to consider a 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.
Motion to Continue to 12/04/2018 at 7:00 p.m. by RD; second JT. APPROVED 4-0
- 3. Case: ZN 2018-03, Rear Pease Road:** Petition by Applicant to consider a zoning change at Rear Pease Road (Assessor's Parcel 33-1-0), a 21.26+/- acre site, *from* Residence AA *to* Industrial / Industrial Garden Park zoning district. Applicant's agent: Atty. James Martin, Robinson Donovan, 1500 Main Street, Ste. 1600, Springfield, MA 01115.
Motion RD; second JT. APPROVED 0-4 (Planning Board did not recommend its support of the petition for zone change).

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.

4. **Case: ZN 2018-04, 51 Prospect Street:** Petition by Applicant to consider a zoning change at 51 Prospect Street (Assessor's Parcel 27-154A-A), a 0.23+/- acre site, *from* Residence C to Business District. Applicant's agent: Atty. John F. Soja, Soja Law Office, 2022 Boston Road, Wilbraham, MA 01095.

Motion RD; second JT. APPROVED 4-0 (Planning Board supported the zone change petition and recommended its support to Town Council).

Site Plan Waiver Requests:

No Site Plan Waiver requests

ANR:

No ANR Plans

Sign Permits:

5. **Case SIGN 2018-25** –Request by applicant, Whitestone Marketing Partners (DBA Go Graphix), for approval of new 93.5 SF building sign at 31 Benton Drive (Assessor's Parcel ID 9-8-12) in the Industrial Garden Park (IGP) zoning district. Applicant's Agent: Meg Moriarty, GoGraphix, 31 Benton Drive, East Longmeadow, MA 01028.

Motion RD; second JT. APPROVED 4-0

6. **Case SIGN 2018-26** –Request by applicant, Allied Floor and Paint, for approval of a 48 SF building sign at 55 North Main Street (Assessor's Parcel ID 26-148-0) in the Business zoning district. Applicant's agent: Amanda Anderson, Sign Technologies, Inc., P.O. Box 237 Chicopee, MA 01021.

Motion RD; second JT. APPROVED 4-0

7. **Case SIGN 2018-27** - Request by applicant, Allied Floor and Paint, for approval of a 24 SF ground sign at 55 North Main Street (Assessor's Parcel ID 26-148-0) in the Business zoning district. Applicant's agent: Amanda Anderson, Sign Technologies, Inc., P.O. Box 237 Chicopee, MA 01021.

Motion RD; second JT. APPROVED 4-0

CONTINUED PUBLIC HEARINGS:

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

Motion RD; second JT. APPROVED 4-0

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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, October 16, October 30, 2018).

Motion RD; second JT. APPROVED 4-0

OTHER BUSINESS:

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

10. **Case SD-D 2018-01 - Hidden Ponds Estates:** Request by applicant for endorsement of a **Definitive Subdivision** plan 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.

(Plans were not endorsed)

ADMINISTRATIVE MATTERS:

Comments from Conservation Commission for plan submittals: No Comments
Forms
Sign Permit Approval process
Commercial Vehicle definition
Update to Master Plan

ADJOURN: 8:20 p.m. Motion JT; second RD. APPROVED 4-0

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is December 4, 2018.

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