



PLANNING BOARD MEETING

Tuesday, November 21, 2023 6:00 PM EST
Pleasant View Senior Center; Media Room
328 North Main Street, East Longmeadow, MA 01028
Remote via Zoom Webinar

Use the link below to join the Zoom Webinar:
Webinar ID: 885 9394 8119; Password: 316342
<https://eastlongmeadowma.zoom.us/j/88593948119?pwd=Y1VZa2JCVUV4WE82NIYzbVJHMIixdz09>

AGENDA

1. **CALL THE MEETING TO ORDER**
 2. **CALL THE ROLL**
 3. **APPROVAL OF MINUTES**
 - A. October 17, 2023 – Open Session Minutes
 4. **OLD BUSINESS** - None
 5. **NEW BUSINESS**
 - A. **Case SD-D-2019-02:** Request for reduction in performance bond amount for Definitive Subdivision for Fairway Lane Estates, a ten (10) lot subdivision on a 6.82+/- acre parcel, at 295 and 299 Maple Street (Assessor's Parcel IDs 6-11-0 & 6-10-0), located in the Residence B zoning district. Applicant: Michael Carabetta, 202 Allen Street, East Longmeadow, MA 01028
 - B. **Case SPRW-2023-31:** Request for Site Plan Review Waiver for the expansion of Treehouse First Step Learning Center, a child care facility at 316 Maple Street (Assessor's Parcel ID 6-120-C) located in the Residence B zoning district. Applicant: Wayne Michaelian, 310 Maple Street, East Longmeadow, MA 01028
 - C. **Case ANR-2023-07:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law for the conveyance of +/- 0.23 acres from 215 Allen Street (Assessor's Parcel ID 72-19-A) to 231 Allen Street (Assessor's Parcel ID 72-18-C) both located in the Residence A zoning district. Applicant: Eric Turnberg, 231 Allen Street, East Longmeadow, MA 01028
 - D. **Case SD-D-2022-01:** Request for release of covenant in-lieu of performance guarantee for Definitive Subdivision for Happy Acres, a twenty-three (23) lot subdivision on a 31.8 +/- acre lot at 43 South Bend Lane (Assessor's Parcel ID 54-6-0) located in the Residence A zoning district. Applicant: Marlene Goldstein, 43 South Bend Lane, East Longmeadow, MA 01028
 6. **PUBLIC HEARINGS** - None
 7. **OTHER BUSINESS**
 - A. Planning and Community Development Staff Report
 8. **EXECUTIVE SESSION**

Pursuant to G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to the following pending litigation if an open session could have a detrimental effect on the litigating position of the town and the chair so declares:

 - A. East Longmeadow Redevelopers v. Town of East Longmeadow Planning Board
 9. **ADJOURNMENT**
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In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact the Planning Department at 413-525-5400 x 1700 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.