



**EAST LONGMEADOW PLANNING BOARD
MEETING NOTICE**

Date: December 4, 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

CALL THE ROLE

**PRESENT: GEORGE KINGSTON
 JON TORCIA
 LOUIS MORABITO
 RUSSELL DENVER
 TYDE RICHARDS**

APPROVAL OF MINUTES

October 30, 2018

November 20, 2018

Motion JT; second LM. Approved 4-1.

ZONING AMENDMENTS

- 1. ZN 2018-05 - Commercial Vehicle Definition:** For the purpose of amending and clarifying SECTION VIII - DEFINITIONS, under the Town of East Longmeadow Zoning By-law, the following definition is proposed by the Town of East Longmeadow Planning Board and its Planning & Community Development Director:

***Commercial Vehicle:** Any vehicle currently registered as such with the state Department of Motor Vehicles or equivalent out-of-state or federal agency and is used primarily in the conduct of a business, as evidenced by signage or other commercial enhancements to the vehicle, as opposed to private family or individual use. Where appropriate, the plural shall include the singular.*

[Definitions are provided strictly for clarification and are not to be interpreted as permissible or allowed unless stated in the table of uses within this Zoning Bylaw.]

Motion RD; second JT. Approved 5-0.

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.

- 2. ZN 2018-06 - Zoning By law Change - 5.8 Signs:** The purpose of this by-law amendment proposed by the Town of East Longmeadow Planning Board and its Planning & Community Development Director is to repeal sections of the Town of East Longmeadow Zoning By-laws [approved by Town meeting October 27, 2014] which stipulate that all sign application permits must go before the Planning Board for review and approval.

See Attachment 1 for full text of current and proposed By-law changes.

Motion RD; second JT. Approved 5-0.

CONTINUED ZONING AMENDMENT PUBLIC HEARINGS (SCHEDULED FOR 7:00 PM):

- 3. 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 RD; second JT. Approved 5-0

OTHER CONTINUED PUBLIC HEARINGS

No cases continued.

NEW PUBLIC HEARINGS:

- 4. Case SP 2018-03: Pho Delicious** – Request by applicant for Special Permit for a restaurant at 14 Maple Street (Assessor's Parcel 27-155-0), on a 0.49+/- acre site, located in the Business zoning district. Applicant: Hoai Le, 121 Oakwood Avenue, West Hartford, CT 06119.

Motion RD, second JT. Approved 5-0 (with the stipulation that only 54 seats will be allowed).

- 5. Case SITE 2018-07: Pho Delicious** – Request by applicant for Site Plan approval for a restaurant at 14 Maple Street (Assessor's Parcel 27-155-0), on a 0.49+/- acre site, located in the Business zoning district. Applicant: Hoai Le, 121 Oakwood Avenue, West Hartford, CT 06119.

Motion RD; second JT. Approved 5-0.

- 6. Case SITE 2018-08: Brownstone Gardens** – Request by applicant for Site Plan review at 75 Pleasant Street (Assessor's Parcel 38-64-A-2) a 18.87+/- acre site, and 79 Pleasant Street (Assessor's Parcel 38-64-B) a 5.01+/- acre site in the Elderly Residential (ER) zoning district. Applicant: Christopher Carr, Brownstone Gardens, Inc., 75 Pleasant Street, East Longmeadow, MA 01028.

Motion JT; second LM. Approved 4-0 (RD excused himself. Conflict of interest).

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SITE PLAN WAIVER REQUESTS:

7. **SPRW 2018-30: RTL Enterprises-** Request by applicant for Site Plan Waiver for a Home Office at 362 Parker Street (Assessor's Parcel 75-11-0) a 7+/- acre site located in the Res A zoning district. Applicant: Joseph Belden, 362 Parker Street, East Longmeadow, MA 01028.
Motion RD; second JT. Approved 5-0.

ANR:

8. **ANR 2018 – 05:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to merge 75 Pleasant Street (Assessor's Parcel 38-64-A-2) a 18.87+/- acre site, and 79 Pleasant Street (Assessor's Parcel 38-64-B) a 5.01+/- acre site in the Elderly Residential (ER) zoning district to create a lot along Pleasant Street having 574.04+/- linear frontage. Applicant: Christopher Carr, Brownstone Gardens, Inc., 75 Pleasant Street, East Longmeadow, MA 01028.
Motion JT; second LM. Approved 4-0.

SIGN PERMITS

9. **SIGN 2018-28:** Request by applicant for Sign Permit approval for an 84 SF non-illuminated ground sign at East Meadow Shops located at 60 Shaker Road (Assessor's Parcel 27-170-0) in the Business zoning district. Applicant's agent: Robert Bottass, JLL Realty Developers, LLC, 785 Williams Street, Ste. 352, Longmeadow, MA 01106.
Motion LM; second JT. Approved 5-0.
10. **SIGN 2018-29:** Request by applicant for Sign Permit approval for a 90 SF non-illuminated wall sign at East Meadow Shops located at 60 Shaker Road (Assessor's Parcel 27-170-0) in the Business zoning district. Applicant's agent: Robert Bottass, JLL Realty Developers, LLC, 785 Williams Street, Ste. 352, Longmeadow, MA 01106.
Motion RD; second JT. Approved 5-0.

OTHER BUSINESS:

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

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 endorsed and signed.

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ADMINISTRATIVE MATTERS:

Comments from Conservation Commission for plan submittals
Forms
Sign Permit Approval process
Commercial Vehicle definition
Update to Master Plan

ADJOURN: 7:35p.m. Motion RD; second JT. Approved 5-0.

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is December 18, 2018.

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