

**EAST LONGMEADOW PLANNING BOARD  
MEETING NOTICE**

Date: March 19, 2019

Time: 6:00 PM

Place: School Committee Conference Room  
East Longmeadow High School, 180 Maple St., East Longmeadow, MA



**AGENDA**

**CALL THE MEETING TO ORDER**

(Pursuant to Mass General Law as we are recording this meeting for the minutes and ELCAT is taping the meeting, if anyone else is recording this meeting please identify yourself and your organization)

**CALL THE ROLL**

**APPROVAL OF MINUTES**

March 5, 2019

**SITE PLAN WAIVER REQUESTS:**

- 1. Case SPRW 2019-03: Mercy Medical Group, Inc.:** Request by applicant for Site Plan Waiver for a Medical Office tenant at 98 Shaker Road (a/k/a 94 Shaker Road – Assessor’s Parcel ID 28- 7-B) within a 16,000 SF office structure on a 2.67 acre site located in the Business zoning district. Applicant: Mercy Medical Group, Inc. d/b/a Trinity Health of New England Medical Group, 98 Shaker Road, East Longmeadow, MA 01028.
- 2. SPRW 2019-07: LT Design for Mapleshade Ave –** Request by applicant for Site Plan Waiver for a home office at 55 Mapleshade Ave. (Assessor’s Parcel ID 157-A) located in a Residential C zoning district. Applicant: Laura Tondera, 55 Mapleshade Ave., East Longmeadow, MA 01028.

**CONTINUED PUBLIC HEARINGS:**

- 3. Case SD-D 2019-01 Definitive Subdivision Plan for Jeffrey Lane South –** Request by applicant for approval of a two (2) lot subdivision on a 3.44+/- acre parcel at 216 Somers Road (Assessor’s ID 40-25-31) located in the Residence A zoning district. Applicant: Val Shvetz, Oak Ridge Custom Home Builders Inc., 80 River Road, South Hadley, MA 01075. (Cont. February 19, 2019)

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 SD-D Definitive Subdivision Plan for Fairway Lane Estates** – Request by applicant for approval of a ten (10) lot subdivision on a 6.82+/- acre parcel, at 295 and 299 Maple Street (Assessor’s Parcel ID 6-11-0 and 6-10-0), located in the Residence B zoning district. Applicant: Michael Carabetta, 202 Allen Street, East Longmeadow, MA 01028. (Cont. February 19, 2019)

**NEW PUBLIC HEARINGS:**

- 5. SITE 2019-02: Excel Dryer Expansion for Chestnut St** – Request by applicant for Site Plan Review for 3,850 SF of additional office space on 7.28+/-acre parcel, at 357 Chestnut Street (Assessor’s Parcel ID 18-2-A) located in an Industrial Garden Park zoning district. Applicant/Owner: DNG Enterprises LLC. , 357 Chestnut Street, East Longmeadow, MA 01028.
- 6. SITE 2019-03: Mass Gun Shop, Inc. d/b/a Pioneer Valley Arms:** Request by applicant for Site Plan Review for a retail sales business for the sale of firearms, ammunition, and accessories at 50 Shaker Road (Assessor’s Parcel 27-169-0) on a 0.61 acre site located in the Business zoning district. Applicant: Kendall Knapik, 26 Tioga St. Springfield, MA 01128

**ZONING AMENDMENTS:**

- 7. Case: ZN 2019-01 - Mixed Use District:** Petition by Applicant, M & A Longmeadow, LLC, to amend the Zoning By-law by adding a new zoning district for Mixed Use and to change the Zoning District Map for the Town of East Longmeadow. Applicant’s agent: Atty. Jane L. Mantolesky, Fitzgerald Attorneys at Law, PC, 46 Center Square, East Longmeadow, MA 01028.
- 8. Case: ZN 2019-02 - 330 Chestnut Street:** Petition by Applicant, M & A Longmeadow, LLC, consider a zoning change at 330 Chestnut Street (Assessor’s Parcel 18-38-0), a 40.35+/- acre site, from the Industrial Garden Park zoning district to a Mixed Use zoning district. Applicant’s agent: Atty. Jane L. Mantolesky, Fitzgerald Attorneys at Law, PC, 46 Center Square, East Longmeadow, MA 01028.

**OTHER BUSINESS:**

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9. **SD-D 2019-03 Bella Vista Estates – Phase II:** Update to Subdivision Plan development Lots 9-25 by Anthony Carnavale of AC Homebuilding, LLC. Trustee: Brian S. Fitzgerald, Bella Vista Holdings Realty Trust, 46 Center Square, East Longmeadow, MA 01028.

**ADJOURN:**

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is April 2, 2019.

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