

NOTICE OF PUBLIC HEARING

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



*****SITE VISIT 5:00 - SD-D 2019-02: Definitive Subdivision Plan for Fairway Lane Estates
(295 and 299 Maple Street)**

*** * * * * AMENDED 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

February 19, 2019

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 Avenue (Assessor's Parcel ID 157-A) located in a Residential C zoning district. Applicant: Laura Tondera, 55 Mapleshade Avenue, East Longmeadow, MA 01028.
- 3. *SPRW 2019-08: Elmcrest Country Club** – Request by applicant for Site Plan Waiver for approval for the addition of 650+/- SF to a 22, 066+/- SF structure on a 109.65 acre site located in the Golf Recreational zoning district. Applicant's agent: Richard C. Morse, Architecture EL, 264 North Main Street, Suite 2, East Longmeadow, MA 01028.
- 4. **SPRW 2019-09: Capewhites for Mountainview Road** – Request by applicant for Site Plan Waiver for a home office at 155 Mountainview Road (Assessor's Parcel ID 49-24-11) located in a Residential A zoning district. Applicant: Kevin Kelly, 155 Mountainview Road, East Longmeadow, MA 01028

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CONTINUED PUBLIC HEARINGS:

1. **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)
2. **Case SD-D 2019-02 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:

1. **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.
2. **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:

1. **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.
2. **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:

1. **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.