

NOTICE OF HEARING, MEETING & AGENDA



You are invited to a Zoom webinar

EAST LONGMEADOW PLANNING BOARD

Tuesday, April 21, 2020

06:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://eastlongmeadowma.zoom.us/j/93348800546?pwd=V0xnZU54NWJxRStZeVBFaFhWUDcxZDZ09>

Password: 5BRDpZ

Or iPhone one-tap :

US: +13126266799,,93348800546#,,#,576761# or +19294362866,,93348800546#,,#,576761#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 436 2866 or +1 346 248 7799 or +1 669 900 6833 or +1
253 215 8782 or +1 301 715 8592

Webinar ID: 933 4880 0546

Password: 576761

CALL THE MEETING TO ORDER

CALL THE ROLL

APPROVAL OF MINUTES

March 10, 2020

SITE PLAN WAIVER REQUESTS

1. **SPRW 2019-44: Home Office**—Request by applicant for Site Plan Review Waiver for a home office at 241 Pease Road (Assessor's Parcel ID 43-21-0) on a 1.60 +/- acre site in the Residence AA zoning district. Applicant: Pallyanna Borrello, 241 Pease Road, East Longmeadow, MA 01028. (Cont. December 17, 2019; January 21, 2020; February 18, 2020)
2. **SPRW 2020-8: CSV Transform, Inc.** –Request by applicant for Site Plan Review Waiver for a transformation consulting business at 200 North Main Street, Ste. 9 (Assessor's Parcel ID 25-4-9) in an existing 928 +/- SF structure in the Business zoning district. Applicant: Christine Vogel, 432 Porter Road, East Longmeadow, MA 01028.
3. **SPRW 2020-9: Home Office**—Request by applicant for Site Plan Review Waiver for a home office for East Coast Consulting, LLC, a general contracting business at 34 Halon Terrace (Assessor's ID

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Bethany Yeo at 413-525-5400 x 1701 or (Bethany.yeo@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.

21-24-8) on a 4.55 +/- acre site in the Residence A zoning district. Applicant: Peter E. Sares II, 34 Halon Terrace, East Longmeadow, MA 01028.

NEW PUBLIC HEARINGS:

No new public hearing submittals.

OTHER BUSINESS

4. Update to Mixed Use Zoning:

- **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.
- **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.

5. Request by applicant to discuss proposed modification of Special Permits SP2017-03 and SP 2019-11 for the amendment of site plan approval to allow for the construction of a Porte Cochere and additional parking spaces at the proposed skilled nursing & assisted living facilities located at 305 Maple Street (Assessor's parcel ID 6-9-0) in the Res B zoning district. Applicant Sofia A Bitzas, JD, director of Operations, R. Levesque Associates, Inc., 40 School Street, Westfield, MA 01085.

ADJOURN:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 19, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of East Longmeadow's Planning Board will be conducted via remote participation to the greatest extent possible. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means, and will be posted on the Town of East Longmeadow's website as soon as possible after the meeting.

Town Clerk Received 04/17/2020 11:30 am

Town Clerk Posted 4/17/2020 12:42 pm