

# NOTICE OF PUBLIC MEETING



## EAST LONGMEADOW PLANNING BOARD MEETING NOTICE

Date: May 21, 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

May 7, 2019

### SITE PLAN WAIVER REQUESTS:

1. **SPRW 2019-14: Burke Restoration for Sanford Street**—Request by applicant for Site Plan Waiver for a home based business offering small home improvement services at 23 Sanford Street (Assessor's Parcel ID 76-40-8) located in a Residential A zoning district. Applicant: John Burke of 23 Sanford St, East Longmeadow, MA.

### CONTINUED PUBLIC HEARINGS:

2. **SP 2019-04 Take-out Restaurant for North Main St**— Request by applicant for a Special Permit for a take-out restaurant at 192 North Main St. (Assessor's Parcel ID 25-3-4) located on a 4,832 +/- SF site in the Business zoning district. Applicant/Owner: Vincenzo Amore, 20 Rollins Drive, East Longmeadow, MA 01028. (Cont. April 16, 2019)
3. **SITE 2019-06: Take-out Restaurant for North Main St** – Request by applicant for a Site Plan for a take-out restaurant at 192 North Main St. (Assessor's Parcel ID 25-3-4) located on a 4,832 +/- SF site in the Business zoning district. Applicant/Owner: Vincenzo Amore, 20 Rollins Drive, East Longmeadow, MA 01028. (Cont. April 16, 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.

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- 4. SITE 2019-05: Proposed Commercial Development for Shaker Rd**— Request by applicant for the construction of a proposed 2500+/- SF bank and 5500+/- SF commercial building at 244 Shaker Rd.(Assessor's Parcel ID 18-35-0) on a 133,217 +/- SF site located in a Residence A and Business zoning district. Applicant: SIVAD Development Partners LP, 1 Monarch Place, Suite 1300, Springfield, MA 01144 (Cont. April 16, 2019)

### NEW PUBLIC HEARINGS:

- 1. SD-D2019-04 Modification of Definitive Subdivision Plans for Bella Vista Estates Phase II**—Request by applicant for modification of the subdivision plan approval for the elimination of the proposed Capri Drive wetland crossing, establishment of the temporary cul-de-sac between the Capri Drive cul-de-sac and Bella Vista Drive, removal of the section of right-of-way between the Capri Drive cul-de-sac and Bella Vista Drive, revision of lots 9,10,25 & 26 to including the land previously occupied by the removed section of the right-of-way and establishment of a 30-ft wide utility easement for proposed water and sanitary sewer utilities. Applicant: Bella Vista Holdings Realty Trust, Brian S. Fitzgerald, Trustee, 46 Center Square, East Longmeadow, MA 01028.
- 2. SITE 2019-08 Elmcrest Country Club for 105 Somersville Road**—Request by applicant for Site Plan 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.
- 3. SP 2019-05: Attachment of Small Cell Antenna for Parker Street**—Request by applicant for a Special Permit for attachment of a small cell antenna and supporting equipment to an existing utility pole #103-12 ROW in a public right of way on Parker Street [adjacent to 741 Parker Street("E Longmeadow SC9 MA0)]. Applicant: Cellco Partnership d/b/a Verizon Wireless c/o Structure Consulting Group, 118 Flanders Road, Westborough, MA 01581
- 4. SITE 2019-07 Attachment of Small Cell Antenna for Parker Street**—Request by applicant for Site Plan approval for attachment of a small cell antenna and supporting equipment to an existing utility pole #103-12 ROW in a public right of way on Parker Street [adjacent to 741 Parker Street("E Longmeadow SC9 MA0)]. Applicant: Cellco Partnership d/b/a Verizon Wireless c/o Structure Consulting Group, 118 Flanders Road, Westborough, MA 01581.

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5. **SP 2019-06: Amendment to Special Permit for Harkness Avenue**—Request by applicant for an Amendment to Special Permit 2011-04 to change the holder of the Special Permit from MLY Incorporated to YTC, Inc. at 31 Harkness Avenue (Assessor's Parcel ID: 12-33-0) located in a Business zoning district. Applicant: YTC, Inc., 31 Harkness Ave., East Longmeadow, MA 01028.
6. **SP 2019-07: Amendment to Special Permit for Harkness Avenue**—Request by applicant for an amendment to Special Permit 2019-06 to change the holder of the Special Permit from YTC, Inc. to Hojiabo Corporation at 31 Harkness Avenue (Assessor's Parcel ID: 12-33-0) located in a Business zoning district. Applicant: Hojiabo Corporation, 31 Harkness Ave., East Longmeadow, MA 01028.

### 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. (Cont. April 2, 2019)
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. (Cont. April 2, 2019)

### OTHER BUSINESS:

9. **Endorsement of Subdivision Plans, Review of Performance Guarantee & other documents**
  - a. **Case SD-D 2018-02 – Jeffrey Lane Extension.** Request by applicant for extension of endorsement of **Definitive Subdivision** plans and acceptance of other documents for a three (3) lot definitive subdivision plan on a 3.5+/- acre site located at Jeffrey Lane (Assessor's Parcel ID 40 - 12+13 - 32+33) in the Residence A zoning district. Applicant: Jeffrey Bosworth (Southern NE Real Estate Development, Inc.), 45 Knollwood Drive, East Longmeadow, MA 01028.

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**10. Request for extension of sign approval beyond June 19,2019** –East Longmeadow Veterans Memorial Committee at 328 N. Main Street, East Longmeadow

**11. Endorsement of Subdivision Plans for Fairway Lane Estates**

- a. **Case SD-D 2019-02 Definitive Subdivision Plan for Fairway Lane Estates** – Request by applicant for endorsement of Definitive Subdivision plans for 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.

**ADJOURN:**

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is June 18, 2019.

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