



EAST LONGMEADOW PLANNING BOARD

Tuesday, June 9, 2020

05:00 PM Eastern Time (US and Canada)

Draft Amended MINUTES

Chair Russell Denver opened the meeting at 5:00 pm and called the roll.

CALL THE ROLL

Present: Russell Denver, Chair
George Kingston, Vice Chair
Tyde Richards, Clerk
Jon Torcia

Absent: Pete Punderson

Staff present: Bethany Yeo, Acting Director Of Planning & Community Development;
Ryan Quimby, IT Director

APPROVAL OF MINUTES

May 19, 2020

Motion to approve made by Board member Jon Torcia; second by Vice Chair George Kingston and approved by roll call vote four (4)-zero (0).

SITE PLAN WAIVER REQUESTS

- 1. SPRW 2020-14: East Point Foot & Ankle, P.C.**—Request by applicant for Site Plan Review Waiver for a podiatric surgery practice at 250 N. Main Street, Suite 102 (Assessor's ID 14-10-0) on a 2.23 +/- acre site in the Commercial zoning district. Applicant: Elizabeth Schwartz, 2 Katie Lane, Enfield, CT 06082. Applicant Elizabeth Schwartz was present for discussion. Chair Russell Denver asked for a summary of the business operation and Ms. Schwartz qualifications. Ms. Schwartz explained she is a co-owner and one of the physicians at East Point Foot & Ankle, P.C. and anticipates seeing 20-25 patients a day with hours of operation running from Monday-Friday 8:00 AM- 5PM. No further comment from the Board.
Motion to approve made by Vice Chair George Kingston; second by Board member Jon Torica and approved by roll call vote four (4)-zero (0).
- 2. SPRW 2020-15: The Apple Place**—Request by applicant for Site Plan Review Waiver for the addition of two bathrooms in an existing accessory structure at 540 Somers Rd (Assessor's ID 66-33-0) on a 15.43 +/- acre site in the Residence A zoning district. Applicant: Cynthia Normandin, 540 Somers Road, East Longmeadow, MA 01028. Applicant Cynthia Normandin was present for discussion. Ms. Normandin stated the location of the proposed bathrooms had been determined based on the sewer/water connections and will be set back over 100' from the street.
Motion to approve made by Vice Chair George Kingston; second by Board member Jon Torcia and approved by roll call vote four (4)-zero (0).
- 3. SPRW 2020-16: Mary Crowley, LMHC**—Request by applicant for Site Plan Review Waiver for a therapy services/clinical services at 124 Shaker Road, Suite B (Assessor's ID 28A-3-69) on a 0.47 +/- acre site in the Business zoning district. Applicant: Mary Crowley, 124 Shaker Road, Suite B, East Longmeadow, MA 01028.

Applicant Mary Crowley was present for discussion. Ms. Crowley explained she is a licensed mental health counselor and she anticipates seeing 6-10 clients a day with hours running from Monday to Saturday 8:30 am- 7:30 pm.

Motion to approve made by Vice Chair George Kingston; second by Board Member Jon Torcia and approved by roll call vote four (4)-zero (0).

NEW PUBLIC HEARINGS

4. **Case SITE 2020-3:** Request by applicant for Site Plan Review for a day care business at 357A Shaker Road (Assessor's ID 20-5-0) on a 0.50 +/- acre site in the Industrial Garden zoning district. Applicant: Melissa Schechterle, 165 Shaker Road, East Longmeadow, MA 01028.

Clerk Tyde Richards read the legal notice into the record. Clerk Tyde Richards read in the record two safety concerns from the abutter owning 345-353 Shaker Road:

1. Child safety in the event a child strays onto 345-353 Shaker and into the path of these large trucks
2. Imperative parking for the proposed daycare remains on the 357A Shaker Road property to avoid any liability issues for the abutter.

Clerk Tyde Richards read into the record comment from the East Longmeadow Police Department which stated they do not have any issues with the plan as proposed.

Ms. Schechterle stated other than in the case of an emergency, no children would be on the right side of the building unless they are within a vehicle, such as after being picked up by a parent. Children would be exiting and entering the building on the left side of the building closest to Arnold's Meats at 359 Shaker Road. Ms. Schechterle also explained that state regulations have restricted parental access within daycare facilities therefore, drop off and pick up will be a revolving operation given the circulation ability and design of the existing parking area.

Bethany Yeo, Acting Director shared that an abutter had contact her earlier that day to notify the Planning Board that there had been a hazardous waste spill on the proposed site in 1997. Ms. Yeo stated DEP had been contacted to confirm the case had been closed and there were no regulations preventing the proposed daycare facility from opening at that site. Ms. Yeo stated DEP and the Health Department Director had been contacted for confirmation that there were no remaining health concerns. Vice Chair George Kingston suggested approval of the Site Plan Review should be conditional upon receiving a favorable response from the Health Department and DEP. The applicant agreed to these terms.

Motion made to close the public hearing made by Vice Chair George Kingston; second by Board member Jon Torcia and approved by roll call vote four (4)-zero (0).

Motion to approve the Site Plan Review conditional on a favorable response from the Health Department Director and DEP made by Vice Chair George Kingston; second by Board member Jon Torcia and approved by roll call vote four (4)-zero (0).

OTHER BUSINESS

5. 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.

Marilyn Richards, Member of Town Council and the Planning Matters Subcommittee was present and updated the Board of the progress of the Mixed Use zoning district. Ms. Richards explained there were four new suggestions/ concepts to consider:

1. The Home Owner's Association would be kept as is
 2. Affordable Housing/Inclusionary was suggested to be 10% minimum – 20% maximum
 3. A suggestion to limit the number of bedrooms per apartment to two (2)
 4. A Host Agreement consisting of a contract zoning permit which would not require the zone change until the agreement with the developer was made.
6. Discussion of Master Plan
Vice Chair George Kingston provided a report on the development of the Master Plan.
7. Discussion of Solar by-law
8. Election of Chairman, Vice Chairman and Clerk for the period of July 1, 2020-June 30, 2021.
The Board agreed to postpone the agenda item to the following meeting June 30, 2020 with anticipation of having a full Board in attendance.
9. Confirmation of next meeting date
The Board confirmed that their next meeting date would fall on June 30, 2020.

Motion made to cancel the July 7, 2020 Planning Board meeting made by Vice Chair George Kingston; second by Clerk Tyde Richards and approved by roll call vote four (4)-zero (0).

10. MVP Action Grant Letter of Support
Bethany Yeo, Acting Planning Director explained the MVP Action Grant, if obtained, would provide the Town with sufficient funding to update the Master Plan and that she, Vice Chair George Kingston and Pioneer Valley Planning Commission staff were working toward applying for the grant.
Motion made in support of pursuing the grant opportunity by Vice Chair George Kingston; second by Clerk Tyde Richards and approved by roll call vote four (4)-zero (0).

ADJOURN: Motion to adjourn made by Vice Chair George Kingston; second by Board member Jon Torcia and approved by roll call vote four (4)-zero (0) at 5:48 PM.

Respectfully submitted.

Bethany Yeo,

Planning & Community Development Director