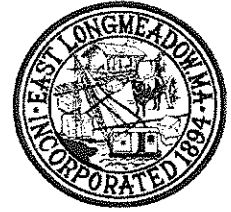


**Town of East Longmeadow
Planning and Community Development Department
60 Center Square
East Longmeadow, Massachusetts 01028
(413) 525-5400- ext. 1700 - fax (413) 525-1656**



**East Longmeadow, MA Planning Board Meeting
February 20, 2018, 6:00pm
East Longmeadow High School
School Committee Conference Room**

Present: George Kingston, Chair; Tyde Richards, Clerk; Russell Denver; Larry Smith, Interim Town Planner

Absent: Deborah Bushnell, Vice Chair; Louis Morabito

Public Hearing Continuation: Amended Special Permit for Fogueira, 621 North Main Street

Continued due to absent Board members; a supermajority vote is required for a special permit.

Approved Site Plan Waiver Requests

Frigo's, 157 Shaker Road - The question was asked whether this is now a restaurant with 4 tables and chairs. The restaurant is accessory use. Building inspector deemed it a delicatessen and not a restaurant, zoning determination attached.

MOTION: Mr. Denver moved to approve the waiver; Mr. Richards second (3-0).

28 Printz, 173B Shaker Road

MOTION: Mr. Denver moved to approve the waiver; Mr. Richards second (3-0).

Dreamscape Designs Landscaping, 20 Somerset Street - This application was tabled, due to a question of commercial vehicles on site.

Metamotive Product Development, 17 Donamore Lane

MOTION: Mr. Denver moved to approve the waiver; Mr. Richards second (3-0)

Proposed Mixed Use Development Bylaw: Discussion

No testimony, only review of developers' draft of the bylaws. Town Council's public hearing is ongoing, however the Board's public hearing is closed. Also, the revision before the Board was drafted by the applicant. Planner Smith opined that the matter should be discussed among the applicant and the Town Council.

The major issue pertinent to the Board is whether it should be under special permit or under site plan. Site plan might not offer sufficient control.

Mr. Richards is fine with special permit. Mr. Smith added that the Town's bylaws allow for special zoning districts for a particular use so that Town Council can vote on each particular parcel. Somehow this translates into the same process occurring twice. Therefore, he questioned whether special permit is necessary.

Chairman Kingston doesn't care which, but would prefer site plan because special permits are more difficult to amend. The Council needs to decide how much control they want. Mr. Denver wondered from the perspective of a developer if a site plan would be better. He mentions the rippling effect of small changes, and therefore would prefer special permit. Under 5.10.A, there is a parking inconsistency, but it was clarified that they will have 1.5 spots per unit. Mr. Denver worried about spot zoning occurring, especially in reference to the change from a 20 acre lot to 40. Mr. Denver and Mr. Richards think it should be 20 acres. It is ultimately up to the Town Council. Mr. Kingston will draft a letter to the Council, to be sent by Ms. Guernsey.

Zoning Bylaw Revisions: Fences

Need to plan a public hearing.

Minutes of 2/6/18, 9/5/17, 9/19/17, 10/3/17 and 10/17/17

MOTION: Mr. Denver moved to accept all of the minutes; Mr. Richards second (3-0).

MOTION: Mr. Denver moved to close the meeting; Mr. Richards second (3-0). Meeting adjourned at 6:37pm.

For the Board,



Tyde Richards, Clerk