

**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



MINUTES

CALL THE MEETING TO ORDER:

Chairman Kingston opened the meeting at 6:00 p.m. and called the roll.

Present: George Kingston, Chair; Tyde Richards, Clerk; Jonathan Torcia; Louis Morabito; Russell Denver, Vice Chair

Staff Present: Constance Brawders, Planning and Community Development Director
Bethany Yeo, Planning and Community Development Administrative Assistant

APPROVAL OF MINUTES

Motion to approve February 19, 2019 minutes by Board member R. Denver; second by Board member J. Torcia; approved five (5)-zero (0).

March 5, 2019 minutes were amended to correct typo. Motion to approve amended was made by Board member R. Denver; second by Board member J. Torcia; motion passed five (5)-zero (0).

*Board member R. Denver made a motion to take Continued Public Hearings Item #5 (SD-D 2019-01 Definitive Subdivision Plan for Jeffrey Lane South) out of order; second by Board member J. Torcia; motion approved five (5)-zero (0).

CONTINUED PUBLIC HEARINGS:

1. ***Item 5. 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 Shvets, Oak Ridge Custom Home Builders Inc., 80 River Road, South Hadley, MA 01075. (Cont. February 19, 2019)

The applicant requested a continuance so comments by the Department of Public Works could be addressed.

Board member R. Denver made a motion to continue the public hearing for Definitive Subdivision Plan for Jeffrey Lane South to 04/02/2019; second by Board member J. Torcia; vote five (5) - zero (0).

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.

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Order of agenda resumed

SITE PLAN WAIVER REQUESTS:

2. **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.

Clerk T. Richards read the application into the record for the Site Plan Waiver Request. The applicant, Mercy Medical Group, Inc. d/b/a Trinity Health of New England Medical Group, was not present for discussion.

R. Denver expressed his disappointment that the applicant was not present for discussion at the present meeting or at prior hearings regarding their Site Plan Waiver Request and, therefore, chose to abstain from the vote as a result.

Motion to approve the waiver made by J. Torcia; second by L. Morabito; passed four (4)-one (1) abstain by R. Denver.

3. **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 Residence C zoning district. Applicant: Laura Tondera, 55 Mapleshade Avenue, East Longmeadow, MA 01028.

Clerk T. Richards read the application into the record for the Site Plan Waiver Request. Applicant Laura Tondera was not present for discussion.

Planning Board continued the review of the application to April 2, 2019 so the applicant may be present and answer any questions the board may have regarding the application.

4. **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.

Clerk T. Richards read the application into the record for the Site Plan Waiver. Applicant's agent, Richard C. Morse, of Architecture EL, and David Fleury the owner of Elmcrest Country Club were present for discussion.

R. Morse outlined the projects purpose is to repair of the structure in the aftermath of two fires in the rear of the structure; the applicant is proposing two additions totaling 666 +/-SF to accommodate a new

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elevator and modernized bathrooms to comply with necessary code improvements due to two fires and make the club operational as soon as possible.

Chair Kingston expressed his preference that the applicant apply for a Site Plan Review explaining that when the Planning Board approves a Site Plan the applicant must adhere to the approved Site Plan whereas approval of a Site Plan Waiver the applicant is not.

R. Morse addressed Kingston's comment stating that the applicant has no opportunity to deviate from the proposed site plan due to insurance coverage, code compliance and accessibility requirements. The Chair explained that an approved and recorded Site Plan benefits both the applicant and the Planning Board as it serves as a reference for future inquiries or challenges to the applicants' adherence to the proposed site plan.

Board member R. Denver supported the Chair's comment, pointing out that the Board does not have a copy of the insurance report to have on record as a reference and confirmation that the applicant will and must adhere to the proposed site plan.

R. Denver proposed a compromise that the Board approves an extension of temporary usage while the applicant applies for a Site Plan Review.

Board member R. Denver made a motion to approve the Site Plan Waiver; second by Board member J. Torcia zero (0)- five (5). The Chair explained that the Board has denied the waiver and are requesting the applicant to return on April 16, 2019 for a Site Plan Review.

Board member R. Denver made a motion to extend temporary usage through November 1, 2019; second by Board member J. Torcia; approved five (5) - zero (0).

5. **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

Clerk T. Richards read the application into the record for the Site Plan Waiver. Applicant Kevin Kelly was present for discussion.

The applicant explained that the home office is strictly for internet sales of tee-shirts and does not involve printing, commercial vehicles or customer traffic.

Board member R. Denver made a motion to approve the Site Plan Waiver; second by Board member J. Torcia; granted five (5) - zero (0).

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CONTINUED PUBLIC HEARINGS:

6. 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) Applicant's agent Filipe Cravo, P.E. of R Levesque Associates, Inc. addressed outstanding matters of concern raised by the Planning Board at the February 19, 2019 meeting. Also present was developer Michael Carabetta. Cravo distributed the traffic impact letter provided by McMahon Transport Engineers to the Planning Board per the Board's request from the 2/19/2019 public hearing. Cravo explained the traffic study consists of a trip generator and site distance analysis, with conclusions that the increase of traffic from two properties to ten properties will not have a significant impact on current traffic patterns in the area, and there is ample site distance in both directions for left and right turns.

The Chair opened the hearing to public comment.

Felix Larosa (61 Harwich Rd) inquired if the approval of this subdivision might be contingent upon the completion of a previous subdivision by the same developer, Michael Carabetta. The Chair confirmed that developers are responsible for road and infrastructure completion for a subdivision, which is secured by a performance guarantee in the form of a bond, cash, or a covenant. Kingston described the covenant to mean that the builder cannot sell the lots until the road has been constructed to code and town specifications. The Chair stated that the Town of East Longmeadow has recently changed its policy and no longer grants partial release of surety, in an effort to ensure that there are sufficient funds to cover cost of road completion, should the developer default.

Michael Carabetta responded to Mr. Larosa's concerns for Dearborn Extension stating that completion of the last house on Dearborn Extension occurred in 2018, but required excavation of the road to extend the electrical service. Carabetta stated that the project is scheduled to be completed this spring 2019.

Comment brought back to the Board:

Board member R. Denver shared his satisfaction with the traffic study conclusions as well as the site visit.

Board member R. Denver made a motion to close the public hearing; second by Board member L. Morabito five (5) - zero (0).

Waiver petitions granted under the Rules and Regulations for the Submission of Petitions and Plans of Subdivision:

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1. Section 6.2.5 Street Width, Table 1 (Waiver of roadway width from the required street width of 60 foot right-of-way width to 50 foot right-of-way width); and 2. Section 6.2.5 Street Width, Table 1 (Waiver of required paved width of 30 feet to 24 feet).

Board member R. Denver made a motion to approve the Definitive Subdivision Plan for Fairway Lane Estates, with waivers stated above; second by Board member L. Morabito. The Definitive Subdivision Plan for Fairway Lane Estates was approved by a unanimous vote of five (5) – zero (0).

NEW PUBLIC HEARINGS:

7. 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.

Clerk T. Richards read the legal notice into the record for the Site Plan Review.

Representing the applicant was Project Engineer Gary Weiner. Also in attendance was John Pelli, of Pearson Systems, Inc. and the Project Architect, Lawrence Tuttle, from Architectural Insights, Inc. Weiner gave an overview of the project explaining that the additional office space is to accommodate administrative office space necessary to support business growth.

Constance Brawders, Planning and Community Development Director read the Department of Public Works comments into the record.

The Chair opened the hearing to public comment. Hearing no comment the Chair brought comment back to the Board. There were no questions or comments.
No comment from the Board.

Board member R. Denver made a motion to close the public hearing; second by Board member J. Torcia; vote five (5) – zero (0).

Board member R. Denver made a motion to waive the traffic study; second by Board member J. Torcia; granted five (5) – zero (0).

Motion to approve the Site Plan by Board member R. Denver; second by Board member J. Torcia; approved five (5) – zero (0).

8. 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

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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

Clerk T. Richards read the legal notice into the record for the Site Plan Review. Applicant Kendall Knapik was present for discussion.

The applicant gave an overview of the project and explained the need for the Site Plan Review was due to the Police Chief's request for a security plan at the 02-19-2019 hearing. Since the 02-19-2019 hearing a security plan was submitted and reviewed by the Police Chief who found it satisfactory. The Chair further explained that the security site plan has been reviewed by board members and the Police Chief; however, the Site Plan will remain confidential from the public so as not to compromise the security plan.

The Chair opened the hearing to public comment.

Speaking in support of the application approval: Dan Fitzgerald (17 Somers Road); Susan Tarpinian (20 James Street); Bobby Hill (278 Porter Road); and Andrew Bordoni (8 Pioneer Circle).

No one spoke or asked to go on record against the project approval.

Motion to close the public hearing made by Board member R. Denver; second Board member J. Torcia; vote five (5) - zero (0).

Motion to approve the Site Plan made by Board member R. Denver; second Board member J. Torcia; approved five (5) - zero (0).

**** Motion to take Item #11 SD-D 2019-03 Bella Vista Estates out of order made by Board member J. Torcia; second by Board member R. Denver; vote five (5) – zero (0).**

OTHER BUSINESS:

9. **Item 11. **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.

Atty. Brian Fitzgerald, Trustee (Fitzgerald, Attorneys at Law, 46 Center Square, East Longmeadow, MA 01028), and Builder Anthony Carnavale (AC Homebuilding/Carnavale Real Estate; 11 Falcon Heights Road, Wilbraham, MA 01095) apprised the Planning Board of the intent to complete Lots 9-25 at Bella Vista Estates (also known as Phase II).

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Atty. Fitzgerald informed the Planning Board no changes are being proposed to the lot layout; however, Carnavale would like to proceed with the road construction on Phase II keeping in mind the pending Enforcement Order from the Conservation Commission.

Carnavale inquired what the process is to obtain a building permit. The Chair responded that when the applicant has an approved Subdivision Plan that is where the Planning Boards involvement ends unless the applicant wants to make revisions to the approved Subdivision Plan. Road construction and issuance of building permits fall under the Department of Public Works and the Building Department.

The Planning and Community Development Director clarified, should the developer desire to build a spec house, the Department of Public Works would provide a cost estimate for infrastructure completion so the applicant could substitute cash surety for lot release from covenant.

ZONING AMENDMENTS:

10. 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.

Clerk T. Richards read the legal notice into the record for the petition to amend the Zoning By-law. Applicant's agent Atty. Jane Mantolesky (Fitzgerald Attorneys at Law) and John Taikina, director of Real Estate Development for M & M Realty Partners, presented a conceptual plan to introduce a mixed use zoning district to the zoning by law.

Ms. Mantolesky submitted an article from MassLive.com describing the Town of Berlin, Massachusetts' amendment to its zoning by law for Mixed Use Zoning.

Mr. Taikina offered a Power Point presentation of the developer's Mixed Use project (1500 Stelton Rd, Piscataway, NJ) as an example of a Mixed Use structure design and discussed the type of uses that could comprise a Mixed Use District.

Mr. Taikina described ideal height for a Mixed Use building would be 46 +/-FT high. Mr. Taikina explained the breakdown of the height: 16 +/- FT between ground floor and the first residential floor to provide for at least 12 FT (preferably 14 FT) of clearance in the retail space. Mr. Taikina elaborated that within those 16 FT, 3 FT are needed for floor structure that serves two functions: 1) to provide for the HVAC for the retail space services 2) To provide for all of the services (plumbing, electrical etc.) for the residential units up above. (The first residential floor is 10.5 +/- FT from the first residential floor to the second residential floor to provide for 9 FT of clearance in the apartments and then 1.5 FT for the mechanical services needed for the floor above.)

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Vice chair R. Denver posed the question: What percentage of a mixed-use development is generally designated for housing vs. retail?

Mr. Taikina replied specifically to the 1500 Stelton Road development, stating that it was 70,000 +/-SF of retail and 500,000 +/- SF of housing.

Mr. Taikina also referenced a model practiced in Manatee County, Florida called the Mixed Use Trip Reduction Model Section 901. The model requires developers to build a certain amount of each allowed use within the scope of the project proposal (i.e. a minimum of 22 SF of Commercial Use per Residential Unit).

The Chair asked about street dedication, maintenance, and ownership in mixed use project proposals.

Mr. Taikina stated roadways at 1500 Stelton Road are private ways which are owned and maintained by the developers (maintenance is paid by an association made up of residents rent and business owners).

The Planning Board discussed a tentative timeline for the month of April with the objective of writing specific text of a Mixed Use Bylaw and goal of introducing a Mixed Use by law to Town Council.

The Planning Board CONTINUED the public hearing to 04/02/2019 on a motion by R. Denver; second J. Torcia; vote 5-0.

11. **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.

The Planning Board CONTINUED the public hearing to 04/02/2019 on a motion by R. Denver; second J. Torcia; vote 5-0.

ADJOURN:

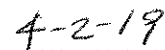
Motion to adjourn made by Board member R. Denver; second by J. Torcia at 8 PM; vote five (5)- zero (0).

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is April 2, 2019.



Tyde Richards, Clerk



Date

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