

**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
April 3, 2018, 6:00pm
East Longmeadow High School
School Committee Conference Room**

Present: Chairman George Kingston; Clerk Tyde Richards; Russell Denver; Louis Morabito

Also Present: Town Manager Denise Menard

Absent: Vice-Chair Deborah Bushnell

Chairman Kingston opened the meeting at 6:03pm.

The minutes of February 20, 2018 and March 20, 2018 were reviewed.

Mr. Denver moved to approve the minutes of February 20, 2018; Mr. Morabito seconded. **The motion to approve the minutes of February 20, 2018 passed unanimously (4-0).**

Mr. Denver moved to approve the minutes of March 20, 2018; Mr. Morabito seconded. Chairman Kingston offered a correction to a clerical error that the Pride Convenience hearing was closed, to reflect correctly that it had been continued. **The motion to approve the minutes of March 20, 2018 as amended passed unanimously (4-0).**

Site Plan Review Waiver Requests

New England Termite/Lucas, 121 Mountainview Rd.

The request was tabled to the next meeting, as the applicant was not present to answer questions regarding commercial vehicles.

HIIT Harder Fitness/Ewing, 632 North Main St

Mr. Denver moved to approve the waiver; seconded by Clerk Richards. **The motion to approve the Waiver of Site Plan Review for 632 North Main Street passed unanimously (4-0).**

Dreamscape Properties/Basile, 20 Somerset St.

Mr. Denver moved to approve the waiver; seconded by Mr. Morabito. **The motion to approve the Waiver of Site Plan Review for 20 Somerset Street passed unanimously (4-0).**

Ciao Bella Salon/lampietro, 128 Shaker Rd.

Mr. Denver moved to approve the waiver; seconded by Mr. Morabito. **The motion to approve the Waiver of Site Plan Review for 128 Shaker Road passed unanimously (4-0).**

Sign Permit Applications

HIIT Harder Fitness, 632 North Main Street

Mr. Denver moved to approve the Sign Permit Application, subject to approval of the Building Commissioner; seconded by Mr. Morabito. **The motion to approve the Sign Permit Application for HIIT Harder Fitness at 632 North Main Street passed unanimously (4-0).**

Chairman Kingston initiated a discussion with the board members present regarding administrative issues, such as allowing the Building Commissioner to take over sign permit application approvals, the need for future Planning Board approval of Site Plan Review Waivers, the need to tighten up definitions of professional offices, the need to reinstate a Design Review Committee, the Town Planner's role in developing a Master Plan, proper Planning Board meeting decorum for guests, and availability of Planning Board applications and instructions on the Town's website.

Public Hearing Continuation: Special Permit Amendment – Pride Convenience, Inc., 3 North Main St.

Chairman Kingston reopened the public hearing at 6:45pm. Mr. Bolduc clarified that there were no open issues with the Health Department at the other location. He also showed the Board members photos of repainted fire lanes. Mr. Bolduc then clarified that snow shoveling complaint was during the first year of business and it has since been taken care of consistently.

Mr. Denver pointed out that the other property at 618 N. Main Street was operated at 24 hours right after being denied permission for requested 24 hours. Mr. Bolduc said that the minutes of the hearing for that location did not specify hours. Chairman Kingston stopped the discussion about the other location's business hours due to ongoing litigation. Ms. Menard agreed that it would not be appropriate to discuss that location at this time. Mr. Denver then asked about screening on the property. Mr. Bolduc stated that a stockade fence was added to the Mobil station site, and he discussed plans to beautify the former Romito's site in the future, as well. He agreed to request a later trash pickup time from the waste removal company. Chairman Kingston asked if the business would be looking to expand alcohol sales hours. Mr. Bolduc replied that they would only seek to expand alcohol sales by one hour, through 11pm. Chairman Kingston said he thought that some expansion in business hours is appropriate, and recommended midnight. Clerk Richards said he would prefer 11pm. Mr. Denver stated that the character of the Town is an important factor when making this decision, pointing out that the immediately surrounding area, with the exception of Bentley's, all closes early. He stated his opinion

that Pride being open later than 11 would change the character of the Town. Atty. James Channing stated that industrial and business districts need to be adhered to and uniform. Mr. Bolduc stated that a compromise of midnight would be acceptable to him, but said that 11pm would be unreasonable.

As there were not enough board members present for a super majority vote, Clerk Richards moved to continue the public hearing to April 17 at 6:45; Mr. Morabito seconded. **The motion to continue the public hearing to April 17, 2018 at 6:45pm passed unanimously (4-0).**

It was agreed that Mr. Bolduc would be notified by the office staff if a full board could not be present at the next hearing.

Clerk Richards moved to adjourn; Mr. Morabito seconded. **The motion to adjourn the meeting at 7:17pm passed unanimously (4-0).**

For the Board,

A handwritten signature in black ink that reads "Tyde Richards". The signature is written in a cursive style with a large initial "T" and "R".

Tyde Richards, Clerk