

**EAST LONGMEADOW PLANNING BOARD**

Date: April 21, 2020

Time: 6:00 PM

**MINUTES**

Chair Russell Denver opened the meeting at 6 PM and called the roll.

**CALL THE ROLL**

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

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

**APPROVAL OF MINUTES**

March 10, 2020

**Motion to approve made by Vice Chair George Kingston; second by Board member Jon Torcia and approved by a vote of four (4)-zero (0).** Board member Pete Punderston abstained from the vote due to being absent at the March 10, 2020 meeting.

**SITE PLAN WAIVER REQUESTS**

1. **SPRW 2019-44: Home Office**—Request by applicant for Site Plan Review Waiver for a home office at 241 Pease Road (Assessor’s Parcel ID 43-21-0) on a 1.60 +/- acre site in the Residence AA zoning district. Applicant: Pallyanna Borrello, 241 Pease Road, East Longmeadow, MA 01028. (Cont. December 17, 2019; January 21, 2020; February 18, 2020)

Applicant was not present for discussion.

**Motion to continue to May 19, 2020 made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by a vote of five (5)-zero (0).**

2. **SPRW 2020-8: CSV Transform, Inc.** –Request by applicant for Site Plan Review Waiver for a transformation consulting business at 200 North Main Street, Ste. 9 (Assessor’s Parcel ID 25-4-9) in an existing 928 +/- SF structure in the Business zoning district. Applicant: Christine Vogel, 432 Porter Road, East Longmeadow, MA 01028.

Applicant Christine Vogel was present for discussion. Ms. Vogel explained the business would consist of personal growth workshop series as well as guided meditation. Ms. Vogel stated the office would primarily be used during evening hours and on the weekends. Board member Jon Torcia asked if the business location would be used as an office space as well as a hands on space for working with clients. Ms. Vogel explained she will be going to offsite locations for larger groups however, the current business model is virtual.

**Motion to approve the Site Plan Waiver made by Vice Chair George Kingston; second by Clerk Tyde Richards and approved by a vote of five (5)- zero (0).**

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3. **SPRW 2020-9: Home Office**—Request by applicant for Site Plan Review Waiver for a home office for East Coast Consulting, LLC, a general contracting business at 34 Halon Terrace (Assessor's ID 21-24-8) on a 4.55 +/- acre site in the Residence A zoning district. Applicant: Peter E. Sares II, 34 Halon Terrace, East Longmeadow, MA 01028.

Applicant/Home Owner Peter Sares II was present for discussion. Mr. Sares explained East Coast Consulting is a contracting business and he hoped to move his office location to his home address for greater convenience. Board member Pete Punderson asked for clarification that the home office would reside within the primary dwelling. Mr. Sares confirmed and explained, for the record, that the accessory structure on his property was for indoor batting practice with his daughter.

**Motion to approve the Site Plan Waiver made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by a vote of five (5)-zero (0).**

#### **NEW PUBLIC HEARINGS:**

No new public hearing submittals.

#### **OTHER BUSINESS**

4. 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.

No updates on the Mixed Use Zoning were provided at this time.

5. Request by applicant to discuss proposed modification of Special Permits SP2017-03 and SP 2019-11 for the amendment of site plan approval to allow for the construction of a Porte Cochere and additional parking spaces at the proposed skilled nursing & assisted living facilities located at 305 Maple Street (Assessor's parcel ID 6-9-0) in the Res B zoning district. Applicant Sofia A Bitzas, JD, director of Operations, R. Levesque Associates, Inc., 40 School Street, Westfield, MA 01085.

Rob Levesque, President of R. Levesque Associates, Inc. and Attorney Vicky S. Donahue (Cain Hibbard & Myers PC, 66 West Street, Pittsfield, MA 01201) were present for discussion. Mr. Levesque presented a power point presentation for the proposed minor modification of the entry area to the old facility, which will be re-used as a memory-care facility, explaining the proposed building footprint will be smaller than originally proposed and the majority of the changes are focused on the entry way. Atty. Donahue explained that three weeks prior they had coordinated with the Department of Public Health (DPH) for the facility to be used for Emergency purposes for Covid-19 patients. Atty. Donahue explained

that as soon as that purpose and obligation to DPH was completed, activities would resume to move forward in converting the skilled nursing facility to the assisted living facility. Vice Chair George Kingston opined, as long as the revised plans were on record, he saw no issue with the proposed modification. Chair Russell Denver inquired if all the plantings had been completed. Mr. Levesque stated that not all plantings had been completed at this time. Chair Russell Denver commented that the plantings needed to be completed as the view into the project site from Maple Street was sparse. Mr. Levesque stated he would address the plantings concerns. Chair Russell Denver deferred to Vice Chair George Kingston on whether minor modifications have warranted new Special Permit applications in the past. Vice Chair George Kingston advised that with projects of this large scale, it is often difficult to lock down all details in one go and stated he was in favor of not requiring a new special permit for the proposed modification as there are no functional changes as long as the revised plans as well as the as-built plan were on file. Board member Pete Punderson also stated he was in favor of the proposed modification as long as the revised plans were on record for reference by emergency services, if needed. The Board members unanimously made the determination that no additional hearing was necessary for the minor modification to Special Permit.

**ADJOURN: Motion to adjourn made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by a vote of five (5)-zero (0) at 6:31 PM.**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 19, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of East Longmeadow's Planning Board will be conducted via remote participation to the greatest extent possible. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means, and will be posted on the Town of East Longmeadow's website as soon as possible after the meeting.

Tyde Richards

Tyde Richards, Clerk

5-20-2020

Date

