

**EAST LONGMEADOW PLANNING BOARD  
MEETING NOTICE**

Date: May 7, 2019

Time: 6:00 PM

Place: School Committee Conference Room  
East Longmeadow High School, 180 Maple St., East Longmeadow, MA



**WORK STUDY SESSION**

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

**CALL THE ROLL**

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

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

**Absent:** Jonathan Torcia (arrived at 6:05 PM)

**APPROVAL OF MINUTES**

**Motion to approve the April 02, 2019 minutes made by Russell Denver; second by Louis Morabito by a vote of four (4)- zero (0).**

**Motion to approve the April 16, 2019 minutes made by Russell Denver; second by Louis Morabito by a vote of four (4)-zero (0).**

**SITE PLAN WAIVER REQUESTS:**

**SPRW 2019-13: Roof-Top Photovoltaic Solar for Denslow Road** –Request by applicant for Site Plan Waiver for a roof-top photovoltaic solar system at 136 Denslow Road (Assessor's Parcel ID 10-16-2) located in an Industrial Garden zoning district. Applicant: Todd Scyocurka of Green Earth Energy Photovoltaic Corp.

Clerk Tyde Richards read the application into the record for the Site Plan Waiver Request. Applicant was not present for discussion. The Chair stated the application was straight forward and he saw no issues with it. No further comment from the board. **Motion to approve the waiver of site plan made by Russell Denver; second by Louis Morabito by a vote of four (4) - 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.

The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may, in fact, be discussed.

Other items not listed may be brought up for discussion to the extent permitted by law.

Massachusetts General Laws, chapter 30A, Section 20(e) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.

**Jon Torcia arrived at 6:05 pm.**

**ITEMS FOR DISCUSSION:**

**1. Bella Vista Estates Phase II Update**

Atty. Brian Fitzgerald, Trustee (Fitzgerlad, Attorneys at Law, 46 Center Square, East Longmeadow, 01028) and Anthony Carnavale (AC Homebuilding/Carnavale Real Estate; 11 Falcon Heights Road, Wilbraham, MA 01096) were present for discussion regarding the update on their intentions to submit a modification of site plan to the board on May 21, 2019 for review. The Chair stated that the plans must be stamped by the engineer who made the plans before they can be submitted to the board for review. The Chair inquired if the applicant will provide the Planning Board with agreements from neighbors abutting the cul-de-sac who may be affected by the proposed modification.

Louis Morabito pointed out that the Plan Review Checklist received from the modification submittal was blank. Constance Brawdgers confirmed that the applicant must submit a completed Plan Review Checklist in their submittal.

**2. Hidden Ponds Estates**

- a. Request for approval to change the sanitary sewer to a new design of sanitary sewer system at Black Dog Lane approved by DPW.
- b. Request to make payment to the Town of East Longmeadow for what the sidewalks would cost in lieu of the sidewalk installation.
- c. Discussion of options regarding surety

Applicant was not present for discussion.

**3. Form Revisions**

No revisions

**4. Update to Master Plan**

No updates

**5. Mixed Use Zoning**

Applicant's agent Atty. Jane Mantolesky (Fitzgerald Attorneys at Law) and John Taikina, director of Real Estate Development for M & M Realty Partners were present for discussion regarding the April 29, 2019 draft of the Mixed Use by-law.

The Chair explained his idea that the Mixed Use Development will be under Special Permit therefore, the details of a specific proposal will be dealt with in the Special Permit and the bylaw is available to provide an overall framework.

Review of the draft bylaw ensued.

Required Uses:

Russell Denver expressed his goal to prevent the mixed use development from turning into a large apartment complex. Tyde Richards suggested that the uses be broken down further

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under 3.14 of the bylaw. Tyde Richards suggest listing ten (10) options and allowing for a minimum of three (3) uses to be chosen off the list.

**Site Development:**

The Chair suggested changing the wording to state "all three types of residential uses" in the allowed uses.

Constance Brawders suggested 'live work space' a concept of planning where people operate businesses out of their residences generally with more foot traffic than a home office such as an art studio. John Taikina stated that he agrees with the Ms. Brawders however believes it already exists and is a question of scale.

**Host agreement:**

Russell Denver brought up the topic of a host agreement and reported that Ms. Brawders had spoken to Town Council and confirmed that it should not be part of the bylaw but should be part of the Special Permit application under the memorandum.

Acreage size: the Board agreed upon a maximum of 20 acres.

The Chair asked Ms. Brawders to update the proposed additional column on the table of uses and create a column for the dimensional table.

6. Zoning By-law Amendments/Revisions
7. Status of derelict subdivisions. Letters went out from DPW and Planning and Community Development in early March inviting the following developers to set an appointment by April 30, 2019 to discuss completion of roads and municipal infrastructure with the PB:
  - Bella Vista Estates Phase I
  - Dearborn Street Ext
  - Pondview Drive
  - Rustic Meadows
  - Skyline Drive

Constance Brawders reported to the Board regarding research of files demonstrating that the Planning Board rescinded approval of Kellers Way subdivision on February 14, 2012. There was no vote to release the balance of surety and refund to the developers. The Town holds a balance of \$1337.70 in surety. Efforts should be made to contact the developers to return the funds.

**OTHER BUSINESS:**

1. Town Council approval to amend Zoning Map for rezoning Parcel 27-154A-A (51 Prospect Street) from Residence C to Business Zoning District"  
Second Reading, April 23, 2019 [Approved 6 aye, 0 nay]

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Ms. Brawders suggested the Planning Board send out the message that they are updating their zoning map and zoning district maps effective 2019.

2. Meeting with Lawrence Rich to continue discussion of Zoning amendment petition proposal  
Petitioner not present for discussion.

**Pre-submission Discussion:**

Russell Denver suggested, and the Board agreed that that they should only deal with actionable items during meetings for the following reason: Informal discussions may give the applicant the impression that the Board will approve something when no firm plans have been submitted, and could put the board in the awkward position of later having to turn down or ask for modifications on a plan that the applicant thought was agreed to.

In an effort to be as transparent as possible, going forward the Planning Board will only discuss plans that have been formally submitted.

Ms. Brawders noted that pre-submission reviews can still be scheduled with the appropriate department, Planning, DPW or the Building Commissioner.

**Motion to not meet on the regular schedule on July 2<sup>nd</sup> made by Russell Denver; second by Jon Torcia by a vote of five (5)- zero (0).**

**ADJOURN:**

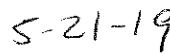
**Motion to adjourn at 7:08 PM made by Russell Denver; second by Jon Torcia by a vote of five (5) - zero (0).**

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is May 21, 2019.



**Tyde Richards, Clerk**



**Date**

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