



EAST LONGMEADOW PLANNING BOARD

Tuesday, May 18, 2021

6:00 PM Eastern Time (US and Canada)

Zoom Webinar

MINUTES

Chair Russell Denver opens the meeting at 6:00 pm and called the roll.

Present: Russell Denver, Chair
George Kingston, Vice Chair
Tyde Richards, Clerk
Peter Punderson

Absent: Jonathan Torcia

Staff Present: Bethany Yeo, Planning & Community Development Director
Rebecca Jones, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

May 4, 2021

Motion to approve made by Vice Chair George Kingston; second by Board Member Peter Punderson and approved by roll call vote four (4)-zero (0).

SITE PLAN WAIVER REQUESTS

1. **SPRW 2021-19:** Request for Site Plan Review Waiver for a home office for an equipment financing broker business at 12 Townview Circle (Assessor's Parcel ID 4-93-9) on a .55 +/- acre site in the Residence B zoning district. Applicant: Felix Tranghese, 12 Townview Circle, East Longmeadow, MA 01028.

Applicant was present for discussion. Mr. Tranghese serves as the broker between construction companies and the financier. No further questions

Motion to approve made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by roll call vote four (4)-zero (0).

2. **SPRW 2021-20:** Request for Site Plan Review Waiver for a home office for an online personal training business at 104 Maple Street (Assessor's Parcel ID 16-129-2) on a .32 +/- acre site in the Residence C zoning district. Applicant: Jessica Taloumis, 104 Maple Street, East Longmeadow, MA 01028.

Applicant was present for discussion. Ms. Taloumis explained that this is a home office for personal training and hopes in the future to develop a some type of fitness app. There will be no deliveries or clients in the home.

Motion to approve made by Vice Chair George Kingston; second by Board Member Peter Punderson and approved by roll call vote four (4)-zero (0).

PUBLIC HEARINGS

3. **Case SITE 2021-3: 165-167 Benton Drive**—Request for Site Plan Review for the installation of a 100 x 150 +/- ft fence at 165-167 Benton Drive (Assessor’s Parcel ID 8-5-16D) on a 2.39 +/- acre site located in the Industrial Garden zoning district. Applicant: William Maybury, 90 Denslow Road, East Longmeadow, MA 01028.

Clerk Tyde Richards read the legal notice into the record. The Site Plan application is being filed on behalf of the property owner, William Maybury, for the installation of a fence to serve as a proper screening device. Mr. Maybury explained that the fence is wooden and has metal edging. No further questions or comments from the Board.

The hearing was opened to the public for comment. No one spoke for or against the filing.

Motion to close the public hearing was made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by roll call vote four (4) – zero (0).

Motion to approve made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote four (4)-zero (0).

4. **Case ZN 2021-2: Cottage Food Operations Exemption**– For the purpose of amending and clarifying the Town of East Longmeadow Zoning Bylaws by adding under the Schedule of Uses SECTION 3.090 Accessory Uses, new item **i. Cottage Food Operation Exemption**. Petitioner: East Longmeadow Planning Board

The legal notice was read into the record. At Vice Chair George Kingston’s suggestions, Planning and Community Development Director Bethany Yeo took some of the language from Wilbraham’s bylaw and inserted it into East Longmeadow’s zoning table. Any applicant must have a Residential Kitchen Permit. Town Council suggested that the definition of Cottage Industry be added into Town bylaws. Vice Chair Kingston requested that the state definition be used. There are limitations on what food items are allowed to be prepared under this bylaw and the other home office parameters will apply.

The hearing was opened to the public for comment. No one spoke for or against the filing.

Motion to close the public hearing was made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by roll call vote four (4) – zero (0).

Ms. Yeo read the definitions for both cottage food operations and cottage food products into the record. Vice Chair Kingston opined that this change would bring similar operations under control of the Health Department, which is in the best interest of consumers.

Motion to approve the amendment to the Zoning Ordinance and refer to Town Council made by Vice Chair George Kingston; second by Clerk Tyde Richards and approved by roll call vote four (4)-zero (0).

5. **Case SP 2021-4: 562 North Main Street** – Request by applicant for Special Permit for change of ownership at an existing restaurant at 562 North Main Street (Assessor’s Parcel ID 2B-77-561) located in the Business Zoning district. Applicant: Friendly’s Restaurants, LLC, 1938 N. Woodlawn, Suite 110, Wichita, KS, 67209. (Rescheduled to 6/8/2021 due to legal advertising issue).

This filing was postponed to June 15th due to a legal advertising error.

OTHER BUSINESS

6. **Request for a waiver of six (6) tree plantings for Definitive Subdivision Jeffrey Lane Extension**, a three (3) lot subdivision on a 3.5 +/- acre site located at Jeffrey Lane (Assessor’s Parcel IDs 40-12+13 – 32 +33) in the Residence A zoning district. Petitioner: Jeffrey Bosworth (Southern NE Real Estate Development, Inc.), 45 Knollwood Drive, East Longmeadow, MA 01028.

Applicant Jeffrey Bosworth was present for discussion. He explained that this project is near completion and the homes were recently sold and new lot owners cut down the existing trees. Vice Chair Kingston requested clarification as to who owns the trees. If owned by the town, they are street trees in the Town right of way and must be planted. Board member Pete Punderson questioned the reasoning as the planting is required per the subdivision plan. Mr. Bosworth noted that due to the underground filtration system, there is no depth for the roots to go. He no longer owns two of the lots and feels that he cannot plant on another’s property. Vice Chair George Kingston clarified that these are street trees to be planted in the right of way not on the individual lots. Clerk Tyde Richards questioned Mr. Bosworth’s objection to this as he still owns the right of way. Board member Pete Punderson suggested the trees be waived until final approval stages to which Vice Chair Kingston agreed.

Motion to approve the request for a waiver of six (6) tree plantings for Definitive Subdivision Jeffrey Lane Extension made by Vice Chair George Kingston; second by Board Member Peter Punderson and denied by a roll call vote of four (4) to zero (0).

7. Clerk Tyde Richard announced his departure from the Planning Board as he is moving to Skaneateles, New York. Chair Russell Denver suggested that anyone interested in serving on the Planning Board to contact the Office of Planning & Community Development.
8. Town Councilperson Marilyn Richards joined the meeting to request clarification regarding the cottage food operations exemption. Chair Denver explained that the Planning Board will incorporate the state definitions.
9. Director’s Report
Ms. Yeo reminded the members of the upcoming Master Plan Implementation Workshop. Chair Denver shared positive feedback from the community regarding the recent survey that was circulated.

ADJOURN Motion to adjourn made by Vice Chair George Kingston; second by Clerk Tyde Richards and was approved by roll call vote four (4)-zero (0) at 6:32 pm.

Respectfully submitted.

Rebecca A. Jones,
Planning & Community Development Administrative Assistant