

East Longmeadow Planning Board
Meeting Notice
Date: May 21, 2019
Time: 6:00 PM
Place: School Committee Conference Room
East Longmeadow High School, 180 Maple St., East Longmeadow, MA 01028

MINUTES

Chairman Kingston opened the meeting at 6:01 p.m. and called the roll.

CALL THE ROLL

Present: George Kingston, Chair
Russell Denver, Vice Chair
Tyde Richards, Clerk (**arrived at 6:03 PM**)
Louis Morabito
Jon Torcia

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

Motion to take agenda item Site 2019-05: Proposed Commercial Development for Shaker Rd out of order made by Vice Chair Russell Denver; second by Board member Jon Torcia by a vote of four (4)- zero (0).

SITE 2019-05: Proposed Commercial Development for Shaker Rd– Request by applicant for the construction of a proposed 2500+/- SF bank and 5500+/- SF commercial building at 244 Shaker Rd.(Assessor’s Parcel ID 18-35-0) on a 133,217 +/- SF site located in a Residence A and Business zoning district. Applicant: SIVAD Development Partners LP, 1 Monarch Place, Suite 1300, Springfield, MA 01144 (Cont. April 16, 2019)

Motion to continue the public hearing to the June 18, 2019 meeting as requested by applicant made by Board member Jon Torcia; second by Board member Louis Morabito by a vote of four (4)- zero (0).

(Tyde Richards arrived at 6:03 PM)

APPROVAL OF MINUTES:

Motion to approve the May 7, 2019 minutes made by Board member Jon Torcia; second Vice Chair Russell Denver by a vote of five (5) – zero (0).

SITE PLAN WAIVER REQUESTS:

1. SPRW 2019-14: Burke Restoration for Sanford Street—Request by applicant for Site

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Plan Waiver for a home based business offering small home improvement services at 23 Sanford Street (Assessor's Parcel ID 76-40-8) located in a Residential A zoning district.

Applicant: John Burke of 23 Sanford St, East Longmeadow, MA.

The Clerk read the notice into the record. The applicant, John Burke was not present for discussion. No comment from the Board.

Motion to approve the Site Plan Waiver made by Vice Chair Russell Denver; second by Jon Torcia by a vote of five (5)- zero (0).

2. **SPRW 2019-15:** Pawsitive Vibes for Gerrard Ave—Request by applicant for Site Plan Waiver for a home office based business offering mobile grooming for dogs at 49 Gerrard Ave (Assessor's Parcel ID 2A-59-592) located in a Residential C zoning district. Applicant: Lindsay Abdelmaseh, 49 Gerrard Ave, East Longmeadow, MA.

The Clerk read the notice into the record. The applicant, Lindsay Abdelmaseh was present for discussion. The applicant described her business as a mobile grooming business. The Chair confirmed that the applicant was aware of zoning restrictions regarding commercial vehicles stored in residential zones. Mr. Abdelmaseh stated she was aware of the zoning restrictions and would be parking her grooming van at the W.J. Quinn at 94 Maple Street located in a Commercial zoning district.

Motion to approve the Site Plan Waiver made by Board member Jon Torcia; second by Board member Louis Morabito by a vote of five (5)- zero (0).

CONTINUED PUBLIC HEARINGS:

3. **SP 2019-04 Take-out Restaurant for North Main St**— Request by applicant for a Special Permit for a take-out restaurant at 192 North Main St. (Assessor's Parcel ID 25-3-4) located on a 4,832 +/- SF site in the Business zoning district. Applicant/Owner: Vincenzo Amore, 20 Rollins Drive, East Longmeadow, MA 01028. (Cont. April 16, 2019)

The Clerk read the legal notice into the record. The applicant, Vincenzo Amore and the project architect, Ray Hervieux were present for discussion.

Mr. Amore presented a revised parking plan to the board. The Chair inquired where the dumpster will be located.

The Board found that the applicant still needed a formal cross easement to share the driveway between the two owners of the lots.

The Chair asked how many parking places would be reserved for the restaurant employees.

The Chair stated the building is not handicap accessible thus not compliant with state law however, he offered to double check if the standard applies to the proposed business.

Discussion ensued. The Mr. Hervieux shared that he had already submitted an investigation

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and evaluation of the building to the Building Department therefore if the Building Inspector saw a problem with the site the applicant would file for a variance with the Zoning Board of Appeals.

The Vice Chair, R. Denver commented that the applicant should not assume they will have use of the parking spaces in front of the building as the Special Permit could dictate that they may not have use of the parking spaces in front due to traffic safety issues.

Discussion of parking formula ensued. Parking formula is based on square footage and is determined by the Building Inspector.

The Chair summarized the documentation the applicant would need to submit by the following meeting June 18, 2019:

- Cross easement for the driveway signed by the applicant and the property owner of the neighboring lot
- Clarification on whether the building needs to be accessible
- Documentation from the Building Inspector stating the required parking

Jon Torcia recused himself from the vote due to a conflict of interest.

Motion to continue the public hearing for SP 2019-04 Take-out Restaurant for North Main St to the June 18, 2019 meeting made by Board member, Louis Morabito; second by Clerk, Tyde Richards by a vote of four (4)- zero (0).

4. **SITE 2019-06: Take-out Restaurant for North Main St** – Request by applicant for a Site Plan for a take-out restaurant at 192 North Main St. (Assessor's Parcel ID 25-3-4) located on a 4,832 +/- SF site in the Business zoning district. Applicant/Owner: Vincenzo Amore, 20 Rollins Drive, East Longmeadow, MA 01028. (Cont. April 16, 2019)

Jon Torcia recused himself from the vote due to a conflict of interest.

Motion to continue the public hearing for SP 2019-04 Take-out Restaurant for North Main St to the June 18, 2019 meeting made by Board member, Louis Morabito; second by Clerk, Tyde Richards by a vote of four (4)- zero (0).

NEW PUBLIC HEARINGS:

5. **SD-D2019-04 Modification of Definitive Subdivision Plans for Bella Vista Estates Phase II**— Request by applicant for modification of the subdivision plan approval for the elimination of the proposed Capri Drive wetland crossing, establishment of the temporary cul-de-sac between the Capri Drive cul-de-sac and Bella Vista Drive, removal of the section of right-of-way between the Capri Drive cul-de-sac and Bella Vista Drive, revision of lots 9,10,25 & 26 to including the land previously occupied by the removed section of the right-of-way and establishment of a 30-ft wide utility easement for proposed water and sanitary sewer utilities.

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Applicant: Bella Vista Holdings Realty Trust, Brian S. Fitzgerald, Trustee, 46 Center Square, East Longmeadow, MA 01028.

The Clerk read the legal notice into the record as well as comments from the Department of Public Works (DPW) and the Fire Department. Applicant Brian Fitzgerald, Trustee, Anthony Carnevale, Project Contractor and Steven D'Ambrosio, Project Manager and Civil Engineer from GZA were present for discussion. Atty. Fitzgerald presented a formal request to extend the permit of approval of the subdivision to April 16, 2021 as the date for the approval of the subdivision expires on June 28, 2019.

The Chair stated the Board will vote on the permit extension tonight but it will be contingent on the approval of the modification. Mr. D'Ambrosio presented the modification of the subdivision plan approval including two waiver requests for the width of Bella Vista Drive from 30 ft. to 24 ft. and alter the length of the cul-de-sac to just over 1700 linear feet. Atty. Fitzgerald submitted a copy of the agreement with the abutters on the Capri Drive cul-de-sac who will be affected by the modification.

Comment opened to the public.

Justin Lafonte, 56 Capri Drive spoke of erosion issues potentially caused by the development

Daniel and Molly Plotkin, 54 Capri Drive spoke of erosion issues potentially caused by the development.

Melissa Welsh, 42 Capri Drive asked if any changes were proposed for the retention basin.

Mr. D'Ambrosio stated no change would occur with the retention basin.

John Bonavita, 26 Autumn Ridge inquired if the Conservation Commission had given their approval of the subdivision. He also expressed concerns regarding violations caused by the previous developer.

Conservation Commission Chair, Craig Jernstrom responded that the violations have been addressed by Mr. Carnevale and little bit more work had to be done at the end of Capri Drive to receive the Commissions full approval.

The Chair entertained a motion to approve the request for extension of the approval of the subdivision until April 16, 2021.

Motion made by Vice Chair, Russell Denver; second by Board member Jon Torcia by a vote of five (5)- zero (0).

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Motion made to approve the waiver to change the width of Capri Drive from 30 ft. to 24 ft. made by Vice Chair, Russell Denver; second by Board member Jon Torcia by a vote of five (5)- zero (0).

Motion to alter the length of the cul-de-sac to just over 1700 linear feet made by Vice Chair, Russell Denver; second by Board member Jon Torcia by a vote of five (5)- zero (0).

Motion to continue the public hearing to June 18, 2019 made by Vice Chair, Russell Denver; second by Board member Jon Torcia by a vote of five (5)- zero (0).

- 6. SITE 2019-08 Elmcrest Country Club for 105 Somersville Road**—Request by applicant for Site Plan 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, MA01028.

The Clerk read the legal notice into the record.

Rick Morse of ArchitectureEL (264 North Main Street, Ste. 2, East Longmeadow, MA 01028) introduced the Site Plan Review proposal for the reconstruction and 650 +/- SF addition to the club house after catastrophic fire on behalf of owner David Fleury (Meadows Holdings, LLC, 105 Somersville Road, East Longmeadow, MA 01028). Mr. Fleury was present and available for comment.

The applicant/owner intends to renovate the existing club house, which includes enhancements to the exterior façade and an addition of interior space to accommodate a new elevator and ADA accessible bathrooms. The project also includes a new entry walk and handicap accessible parking.

The hearing was opened for public comment. Questions were posed by John Berrett (360 Pinehurst Drive), who asked for clarification of use of the interior space; Robert Maccarini (361 Pinehurst Drive) asked for confirmation that the project redevelopment would be completed in one phase. Hearing no further questions or comments from the public, the hearing was closed on a motion by Vice chair Russell Denver and second by Board member Jon Torcia (motion carried 5-0).

- 7. SP 2019-05: Attachment of Small Cell Antenna for Parker Street**—Request by applicant for a Special Permit for attachment of a small cell antenna and supporting equipment to an existing utility pole #103-12 ROW in a public right of way on Parker Street [adjacent to 741 Parker Street("E Longmeadow SC9 MA0]. Applicant: Cellco Partnership d/b/a Verizon Wireless c/o Structure Consulting Group, 118 Flanders Road, Westborough, MA01581.

The Clerk read the legal notice into the record. Case SP 2019: 05 and Case SITE 2019-07 were heard concurrently.

Project Manager Ben Skillin (Structure Consulting Group, 49 Brattle Street, Arlington, MA 02474) representing Cellco Partnership (d/b/a Verizon Wireless), introduced the proposal for the installation of a Small cell antennae installation on an existing utility pole. The purpose of the infrastructure installation was to provide capacity relief to the area and improve service. Accompanying Mr. Skillin was Senior

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Radio Frequency Engineer for Verizon, Jay Latour and Professional Engineer for ProTerra Design Group, Tom Johnson.

Mr. Skillin clarified the height of the pole as shown on plans submitted with the application was given as 34 feet; the corrected height is 38.5 feet. For the record, Mr. Skillin provided plans noting corrections. Overall height for the new infrastructure and pole will measure 42.7 feet.

The Planning Board opened the hearing to the public. Hearing no comment or questions, the Board closed public comment for the proposal.

Mr. Latour opined that moving forward one or two installations could be anticipated by the Town of East Longmeadow per year as the network continues to grow.

The applicant was advised by the Planning Board to revise the locus map to correct Riverside Drive to read Allen Street.

After duly considering the case submittal documents before them and applicable sections of the Zoning Bylaw, members of the Town of East Longmeadow Planning Commission closed the public hearing.

Chair Kingston requested a motion to approve the application for **SP 2019-05: Special Permit** for attachment of a small cell antenna and supporting equipment to existing utility pole #103-12 ROW in a public right of way on Parker Street [adjacent to 741 Parker Street ("E Longmeadow SC9 MA") in the Res A zoning district as prepared by applicant Celco Partnership [d/b/a Verizon Wireless (c/o Structure Consulting Group, 118 Flanders Road, Westborough, MA01581)].

Motion was moved by Board Member Denver and seconded by Board Member Torcia by a vote of five (5) – (0) zero.

8. **SITE 2019-07 Attachment of Small Cell Antenna for Parker Street**—Request by applicant for Site Plan approval for attachment of a small cell antenna and supporting equipment to an existing utility pole #103-12 ROW in a public right of way on Parker Street [adjacent to 741 Parker Street ("E Longmeadow SC9 MA)]. Applicant: Celco Partnership d/b/a Verizon Wireless c/o Structure Consulting Group, 118 Flanders Road, Westborough, MA01581.

The Clerk read the legal notice into the record. Chair Kingston then requested a motion to approve the application for **SITE 2019-07: Site Plan approval** for attachment of a small cell antenna and supporting equipment to existing utility pole #103-12 ROW in a public right of way on Parker Street [adjacent to 741 Parker Street ("E Longmeadow SC9 MA")] as prepared by applicant Celco Partnership [d/b/a Verizon Wireless (c/o Structure Consulting Group, 118 Flanders Road, Westborough, MA01581)].

Motion was moved by Board Member Denver and seconded by Board Member Torcia by a vote of five (5) – (0) zero.

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9. **SP 2019-06: Amendment to Special Permit for Harkness Avenue**—Request by applicant for an Amendment to Special Permit 2011-04 to change the holder of the Special Permit from MLY Incorporated to YTC, Inc. at 31 Harkness Avenue (Assessor's Parcel ID: 12-33-0) located in a Business zoning district. Applicant: YTC, Inc., 31 Harkness Ave., East Longmeadow, MA 01028.

Clerk Tyde Richards read the legal notice into the record for the Special Permit. Representing the applicant for this request to amend the Special Permit was Atty. Christine M. Pikula (One Financial Plaza, 1350 Main Street, Ste. 312, Springfield, MA 01103) who provided a synopsis of the events surrounding the transfer of restaurant ownership to the Planning Board. Concurrently heard during the proceedings was the application for SP 2019-07, a request by applicant for an amendment to the pending approval of Special Permit 2019-06, to change the holder of the Special Permit from YTC, Inc. to Hojiabo Corporation at 31 Harkness Avenue (Assessor's Parcel ID: 12-33-0) located in a Business zoning district by applicant Hojiabo Corporation (31 Harkness Ave., East Longmeadow, MA 01028).

Understanding the articulation and clarification of the matter of conveyance of ownership, the Board posed no questions. Hearing no comment from the public Vice chair R. Denver motioned to close the public hearing [for both application SP2019-06 and application SP 2019-07] with second from Board member J. Torcia; vote five (5)-zero (0).

10. **SP 2019-07: Amendment to Special Permit for Harkness Avenue**—Request by applicant for an amendment to Special Permit 2019-06 to change the holder of the Special Permit from YTC, Inc. to Hojiabo Corporation at 31 Harkness Avenue (Assessor's Parcel ID: 12-33-0) located in a Business zoning district. Applicant: Hojiabo Corporation, 31 Harkness Ave., East Longmeadow, MA 01028.

Clerk Tyde Richards read the legal notice into the record for the Special Permit. Representing the applicant for this request to amend Special Permit 2019-06 was Atty. Christine M. Pikula (One Financial Plaza, 1350 Main Street, Ste. 312, Springfield, MA 01103). Representing the applicant for Special Permit 2019-07 was Atty. Stephen M. Reilly, Jr (281 State Street, Springfield, MA 01103). Atty. Pikula provided a synopsis of the events surrounding the transfer of restaurant ownership to the Planning Board. The applications were considered concurrently by the Planning Board. Understanding the articulation and clarification of the matter of conveyance of ownership, the Board posed no questions. Hearing no comment from the public Vice chair R. Denver motioned to close the public hearing [for both application SP2019-06 and SP 2019-07] with second from Board member J. Torcia; vote five (5)-zero (0).

ZONING AMENDMENTS:

11. **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.

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(Cont. April 2, 2019)

The Clerk read the legal notice into the record. John Taikina, M&M Realty Partners was present for discussion. The Chair explained that a draft bylaw was created at the last meeting and the department head had taken the edits and incorporated them into a final draft. The Chair entertained a motion to close the public hearing. Motion made by Vice Chair, Russell Denver; second by Board member Jon Torcia by a vote of six (6) - zero (0). Board member Louis Morabito asked for clarification regarding edits made to the draft Table of Uses.

Discussion, review and amendment of the Table of Uses ensued. The Chair entertained a motion to recommend the draft mixed use by-law to town council as amended to include the Schedule of Use Regulations 3-1 and Table of Dimensional Regulations and change to Zoning Map 302. Motion made by Vice Chair, Russell Denver; second by Board member Jon Torcia by a vote of five (5) to zero (0).

- 12. 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. (Cont. April 2, 2019)

The Clerk read the legal notice into the record. No comment was made from the public. Comment taken back to the board; Russell Denver inquired of the procedure of the petition. The Chair explained that the Planning Board will recommend the Mixed Use zoning district to the Town Council and should it be approved they will also recommend changing the zoning for 330 Chestnut Street from Industrial Garden Park to Mixed Use.

Motion to close the public hearing made by Vice Chair Russell Denver; second by Board member Jon Torcia. Vote taken by roll call and unanimously approved.

George Kingston	YES
Russell Denver	YES
Tyde Richards	YES
Louis Morabito	YES
Jon Torcia	YES

OTHER BUSINESS:

13. Endorsement of Subdivision Plans, Review of Performance Guarantee & other documents

Case SD-D2018-02: Jeffrey Lane Extension. Request by applicant for endorsement of **Definitive Subdivision** plans and acceptance of other documents for a three (3) lot definitive subdivision plan on a 3.5+/- acre site located at Jeffrey Lane (Assessor's Parcel ID 40 - 12+13 - 32+33) in the Residence A zoning district. Applicant: Jeffrey Bosworth (Southern NE Real Estate Development, Inc.), 45 Knollwood Drive, East Longmeadow, MA 01028.

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The Chair asked for a motion for approval, with waiver for sidewalk construction, for Case SD-D 2019-01: Definitive Subdivision Plan for Jeffrey Lane South, with plans and submittals as presented, for 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 by Applicant Val Shvetz of Oak Ridge Custom Home Builders Inc., 80 River Road, South Hadley, MA 01075.

Motion was moved by Board Member Torcia, seconded by Vice Chair Denver and approved by a vote of five (5) – zero (0).

14. Request for extension of sign approval beyond June 19, 2019 –East Longmeadow Veterans Memorial Committee at 328 N. Main Street, East Longmeadow

The Chair stated that the request should go before the Building Commissioner as the Building Department now regulates signage inquiries.

15. Endorsement of Subdivision Plans for Fairway Lane Estates

Case SD-D 2019-02 Definitive Subdivision Plan for Fairway Lane Estates – Request by applicant for endorsement of Definitive Subdivision plans for 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.

The Chair entertained a motion to endorse the subdivision plans for Fairway Lane Estates.

Motion made by Board member Jon Torcia; second by the Vice Chair Russell Denver by a vote of five (5) - zero (0).

16. Distribution of OML handouts

ADJOURN: Motion to adjourn made by Vice Chair Russell Denver; second by Board member Jon Torcia by a vote of five (5) –zero (0) at 7:36 PM.

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is June 18, 2019.

Tyde Richards

Tyde Richards, Clerk

6-18-19

Date

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