



EAST LONGMEADOW PLANNING BOARD

Tuesday, June 30, 2020

06:00 PM Eastern Time (US and Canada)

Zoom Webinar

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 Director; Ryan Quimby, It Director

It was noted that Stephanie Guyer was recording the Planning Board meeting Zoom webinar.

APPROVAL OF MINUTES

June 5, 2020

Motion to approve made by Vice Chair George Kingston; second by Board member Jon Torcia and approved by roll call vote four (4)-zero (0). Board member Pete Punderson abstained from the vote as he was not present at the meeting.

June 9, 2020

Motion to approve made by Vice Chair George Kingston; second by Board member Jon Torcia
Discussion ensued. George Kingston stated concern that the meeting minutes were incomplete as they conflicted with meeting video recording regarding the proposed daycare facility at 357A Shaker Road. The meeting minutes stated children would not be exiting and entering the Arnold's Meats side of the building. Vice Chair George Kingston opined the record stated the children *would* be entering and exiting the building on the Arnold's Meats side and asked the Planning & Community Director to review the meeting recording and amend the minutes as needed. The Board concurred.

Motion to withdraw previous motion to approve made by Vice Chair George Kingston; second by Board member Jon Torcia and approved by a vote of five (5)-zero (0). Board member Pete Punderson noted the proposed day care facility at 357A Shaker Road had been withdrawn by the applicant based on a recent conversation with the property owner.

SITE PLAN WAIVER REQUESTS

1. **SPRW 2020-17: Roots to Ends Hair Salon** –Request by applicant for Site Plan Review Waiver for a hair salon at 37 Prospect Street a.k.a. GIS 30-34 Shaker Road (Assessor's Parcel ID 27-156-D) on a .44 +/- acre site in the Business zoning district. Applicant: Stephanie Guyer, 346 Bennett Road, Hampden, MA 01036.

Applicant, Stephanie Guyer was present for discussion. Ms. Guyer stated she has been in the hair industry for 34 years and will be taking over ownership of an established salon at 37 Shaker Road with her hours of operations as the following:

Tuesday: 9 AM-5 PM

Wednesday 10 PM-8 PM

Thursday 12 PM-8 PM

Friday: 9 AM-5 PM

Saturday 9-4

Sunday-Monday: Closed

Vice Chair George Kingston commented that it was an established site for a hair salon business.

Planning & Community Development Director, Bethany Yeo stated for the record that the property owner owed back taxes on the parcel and approval would need to be conditional upon those taxes being paid. Applicant Stephanie Guyer stated she was aware of the issue and explained the property owner had filed a Chapter 11 on June 18, 2020. Discussion ensued. The Planning Board stated the applicant would not be able to move forward with her business until further notified by the town Collector's Office.

Motion to approve conditional on the payment of the back taxes or approval by the Collector's Office made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

2. **SPRW 2020-18: Meraki Permanent Cosmetics & Aesthetics** – Request by applicant for Site Plan Review Waiver for a permanent cosmetics and aesthetics business at 280 North Main Street (Assessor's Parcel ID 14-12-F) on a 1.25 +/- acre site in the Commercial zoning district. Applicant: Tania Airolodi, 179 Allen Street, Hampden, MA 01036.

Applicant Tania Airolodi was present for discussion. Ms. Airolodi stated she has been a Massachusetts Esthetician since 2009 and has doing permanent cosmetics such as micro blading of the eyebrows for the past 5 years. Chair Russell Denver inquired of the hours of operation. Ms. Airolodi stated she is available Monday-Saturday however at this time it is by appointment only. Vice Chair George Kingston inquired if the applicant had obtained necessary permits to practice permanent cosmetics from the Health Department. Ms. Airolodi stated she has been in contact with Donna Bowman from the Health Department who has inspected the proposed location; Ms. Airolodi has her paperwork head to submit to the Board of Health if approved by the Planning Board. No further comment from the Board.

Motion to approve made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

3. **SPRW 2020-19: Baumshells** –Request for Site Plan Review Waiver for a hair salon at 511 North Main Street a.k.a. GIS 513 North Main Street (Assessor's Parcel ID 1-14-4) on a .50 +/- acre site in the Business zoning district. Applicant: Carey Walas, 9C Castle Hill Road, Agawam, MA 01001.

Applicant Carey Walas was present for discussion. Ms. Walas explained she has been in the hair industry for fourteen years and although by appointment only, her proposed hours of operation are the following:

Tuesday: 10:30 AM -8 PM

Wednesday: 10:30 AM -6 Pm

Thursday: 10:30 AM - 8 PM

Friday: 10:30 AM - 6 PM

Saturday: 10:30 AM- 5 PM

Monday-Sunday: Closed

Ms. Walas explained there would be only one other employee. No comment from the Planning Board.

Motion to approve made by Vice Chair George Kingston; second by Board member Jon Torcia and approved by roll call vote five (5)-zero (0).

4. **SPRW 2020-20: Veterans Club Patio Relocation**—Request for Site Plan Review Waiver for the relocation of the previously approved patio from the East side of the building to the West side of the building at 3 Legion Court (Assessor’s Parcel ID 27-20-3) on a .39 +/- acre site in the Industrial zoning district. Applicant: Gunther-Rowley Post 293, American Legion, Inc., 3 Legion Court, East Longmeadow, MA 01028.

Applicant representative Roger Kellman was present for discussion. Vice Chair George Kingston recused himself from the discussion and vote as he recently became a member of the Veterans Club.

Mr. Kellman summarized the case stating that in 2017 the Planning Board had approved a patio located on the east side of the building however they have decided it would be better to locate it on the west side of the building. Board member Jon Torcia inquired how many people would be able to go on the patio at any given time. Mr. Kellman stated at the most approximately 18 people with tables and chairs.

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

5. **SPRW 2020-21: Driscoll Photography**—Request for Site Plan Review Waiver for a home office for a photography business at 28 High Street (Assessor’s Parcel ID 28-42A-B) on a .42 +/- acre site in the Residence C zoning district. Applicant: John T. Driscoll, 28 High Street, East Longmeadow, MA 01028.

Applicant John Driscoll was present for discussion. Mr. Driscoll stated he has been in business since 1996 and explained the hours of operation would be by appointment only with an estimated one client visiting the location a week. Vice Chair George Kingston stated if the applicant was using the home office for a studio and taking photographs for the business at the home office it is not considered an allowed use under 3.066 of the Scheduled Use Regulations and read into the record the restriction stating studios for professional photographers are not permitted in residential zones. The Board concurred and suggested the applicant request to withdraw his Site Plan Waiver application without prejudice and resubmit for a home office only. Mr. Driscoll requested to withdraw his application without prejudice.

Motion made to accept the withdrawal without prejudice made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

6. **SPRW 2020-22: WMass Realty Professionals**—Request for Site Plan Review Waiver for a real estate sales office at 443 Shaker Road, Unit D (Assessor’s Parcel ID 20-1-0) on a 52.68 +/- acre site in the Industrial Garden zoning district. Applicant: Robert Molta, 443 Shaker Road, Unit D, East Longmeadow, MA 01028.

Applicant Robert Molta was present for discussion. Mr. Molta explained he is the broker owner for a real estate sales office employing thirty people at the proposed new location within the Cartimundi campus in the North wing. Mr. Molta stated the hours of operation would run Monday-Friday from 9AM- 5 PM and stated due to the pandemic, most transactions within the company occurred on online platforms with very few clients visiting the physical office.

Motion to approve made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

NEW PUBLIC HEARINGS

No new public hearings.

OTHER BUSINESS

1. 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.

Town Council member Marilyn Richards was present for discussion. Chair Russell Denver stated the above agenda item would be removed from future meeting agendas and asked that updates be provided under the Director's report. Ms. Marilyn Richards stated the most recent meeting occurred on June 23, 2020 to review the following three elements:

- a. 10 % maximum and minimum of affordable housing is still the focus of the committee, although further discussion of language is required
- b. Atty. Michael Pill had suggested a restriction on the number of bedrooms— The committee has decided that 1-2 Bedrooms for rentals and up to 3 bedrooms for condos and town houses would be sufficient
- c. Contract zoning which suggested it would be permitted to go into contract with the host community agreement prior to the re-zoning of the land to protect the town. Ms. Marilyn Richards stated this issue would be reviewed again with Atty. Michael Pill to ensure the Committee interpreted his suggestion correctly.

The next meeting of the Planning Matters Subcommittee was scheduled for July 7, 2020 at 3 PM via zoom. The Chair Russell Denver opined he found it unusual that there be a percentage of affordable housing as part of the mixed use zone language and suggested, if the Town wanted affordable housing that it be part of the host community agreement rather than a requirement for the zone. Ms. Richards explained there are development standards within the zone and it would be mentioned in both the zone language and the host community agreement. Clerk Tyde Richards inquired what the minimum percentage of affordable housing would be. Ms. Marilyn Richards stated it would be 10 % as well and explained the Committee came to this decision after considering how the market may change due to the Covid-19 pandemic. Board member Pete Punderson inquired how many units were being proposed. Ms. Marilyn Richards stated there would be 48 units and expected affordable units would be rentals 1-2 bedroom apartments.

2. Update on Solar Moratorium by-law

Chair Russell Denver provided an update stating the Town Council has taken the first step approval on a solar moratorium which would be in effect until a year from the first reading and expects the Town Council will take the second and third votes at their next meeting.

3. **Partial Release of Bond: Bella Vista Estates Phase I**—Request by applicant for a partial release of bond for Bella Vista Estates Phase I Lots # 1, 2, 3, 4, 5, 6, 8 and 26, 27, 28, 29, and 30 as held under ownership by BVE, LLC, Bella Vista Land Holdings, LLC, and Nonno Realty, LLC. Applicant: Kent Pecoy, Bella Vista Land Holdings, LLC, 215 Baldwin Street, West Springfield, MA 01089.

Clerk Tyde Richards read the agenda item into the record. Planning & Community Development Director, Bethany Yeo explained that while no longer the practice of the town to approve partial release of bond for subdivisions, the Town Manager and the Department of Public Works had provided their approval for the partial release of bond for the above referenced lots of Bella Vista Estates Phase I as an accommodation given the economic hardships due to the Covid-19 pandemic. Petitioner Kent Pecoy was present for discussion. Chair Russell Denver asked Mr. Pecoy to explain what stage of development the project was in. Mr. Pecoy explained the partial release was to cover the paving which was completed in the fall 2019 and the remaining list of outstanding items was minimal. Clerk Tyde Richards read into the record the letter of approval for the partial release submitted by the Department of Public Works. Vice Chair George Kingston stated as long as DPW is happy with the partial release, he sees no issue with approving it.

Motion to approve to request for a partial release of bond for Bella Vista Estates Phase I made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

4. Election of Chairman, Vice Chairman and Clerk for the period of July 1, 2020-June 30, 2021. Clerk Tyde Richards stated he would be more than happy to run for office for clerk if the Board would have him. Vice Chair George Kingston stated he would also be happy to continue his role as Vice Chair if the Board would have him. Clerk Tyde Richards and Board member Pete Punderson nominated Russell Denver for Chair for the period of July 1, 2020- June 30, 2021.

Motion for Tyde Richards to remain Clerk, George Kingston to remain Vice Chair and Russell Denver to remain Chair for the period of July 1, 2020- June 30, 2021 made by Clerk Tyde Richards; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

ADJOURN:

Motion to adjourn made by Board member Pete Punderson; second by Board member Jon Torcia and approved by roll call vote five (5)-zero (0) at 7:03 PM.

Respectfully submitted.

Bethany Yeo,
Planning & Community Development Director