



**EAST LONGMEADOW PLANNING BOARD  
MEETING NOTICE**

Date: July 17, 2018

Time: 6:00 PM

Place: Council on Aging Media Room  
328 North Main St., East Longmeadow, MA

**Minutes**

**CALL THE MEETING TO ORDER**

The meeting was called to order at 6:00pm by the Chair, George Kingston,

**CALL THE ROLL**

Present: Chairman George Kingston, Vice Chair Russell Denver, Clerk Tyde Richards, Jonathan Torcia.

Absent: Louis Morabito

**APPROVAL OF MINUTES**

Review and approval of minutes of July 9, 2018 meeting. **Motion: R.Denver, second: J.Torcia. Approved 4-0.**

**OTHER BUSINESS**

**Site Plan Waiver Requests:**

- 1. Case: SPRW 2018-03, 169 Shaker Rd., A Wondering Spirit.** Request by applicant for a Site Plan Waiver for a retail store located at 169 Shaker Rd. (Assessor's Parcel ID 18-11A-0) in the Industrial zoning district. Applicant: Wesley Crouch, 65 Main St., Hampden MA 01036. Wesley Crouch was present to provide clearer understanding of the business. The type of business is a mixture of retail of spiritual items such as beads and candles, and classes such as yoga and painting. The wine and beer license is for classes such as "yoga (paint) and sip". It would not have a bar. A question was posed regarding this use not being in the bylaws, which also states any use not in bylaws is not allowed, so will it require a zoning change or special permit. Bowling alley has a special permit. Discussion held about handling of Painting with a Twist. A letter was read into the minutes from Kevin Duquette by Tyde Richards which stated in brief that **A Wondering Spirit** was considered mixed retail, which is allowed and that the beer/wine usage was an accessory usage. Parking plan submitted. Site plan review not needed. **Motion was made to vote to approve. Motion: R. Denver, second: J. Torcia**

**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.**

**Approved 3-1.**

2. **Case: SPRW 2018-06, 576 North Main St., Crowned With Beauty.** Request by applicant for a Site Plan Waiver for a lash and makeup bar located at 576 North Main St. (Assessor's Parcel ID 1A-91-571) in the business zoning district. Applicant: Emily DeCesare, 28 Gilman St., Springfield MA 01118.  
Establishment is a Lash and Makeup Bar. Owner is located in Tennessee. Emily DeCesare, the sole employee, was there to represent. It is an allowed use. **Motion was made for approval. Motion: R.Denver, second: J. Torcia. Approved. 4-0**
3. **Case: SPRW 2018-07, 19 Colony Drive, Scott Trainor Farrier Service.** Request by applicant for a Site Plan Waiver for a mobile farrier service located at 19 Colony Dr. (Assessor's Parcel ID 48-24-118) in the residential A zoning district. Applicant: Scott Trainor, 19 Colony Dr., East Longmeadow MA 01028.  
Scott Trainor was there to represent. It is a mobile farrier service. There is one commercial vehicle (truck) which will fit into the garage. It is an allowed use in Residential A zone. **Motion made to approve. Motion: R.Denver, second: J. Torcia. Approved. 4-0**
4. **Case: SPRW 2018-08, 10 Crane Ave., Boyajian Remodeling.** Request by applicant for a Site Plan Waiver for a home office located at 10 Crane Ave. (Assessor's Parcel ID 27-19-0) in the business zoning district. Applicant: David Boyajian, 49 Edgewood Ave., East Longmeadow MA 01028. It is an allowed usage. **Motion: R.Denver, second: J. Torcia. Approved. 4-0**
5. **Case: SPRW 2018-09, 42 Center Sq., East Longmeadow Center Village, LLP.** Request by applicant for a Site Plan Waiver for a change in tenancy to Chipotle Mexican Grill, located at 42 Center Square (Assessor's Parcel ID 27-182-18) in the business zoning district. Applicant: East Longmeadow Center Village LLP, 40 Island Pond Rd., Springfield, MA 01118.

Several people were there to represent Chipotle including their Attorney. A letter was read into the minutes from Kevin Duquette, Building Commissioner requesting a new site plan because of the addition of an entrance not on the original site plan. He also questioned the address: 40 or 42 and noted that signage needed to be approved. A second letter was read into the minutes from Tom Christensen, Assistant Director of DPW, against recommending because of modifications to site plan. Discussion ensued. Change in plan was made to reflect a need for a second door to meet code, as applicant had been informed. Clarification was requested by applicant to determine who was included in numbers for Class A (over 50 people) or Class B (50 people or less). Does that number include workers, people waiting for takeout, or waiting for tables in addition to people already seated? The lawyer noted that the

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plan was identical to the one submitted by Five Guys. A motion was made to waive the site plan contingent upon the inspector's approval. **Motion: R. Denver, second J. Torcia**  
**Approved. 4-0**

6. **Case: SPRW 2018-10, 143C Shaker Rd., Michelle Murray LMHC.** Request by applicant for a Site Plan Waiver for a private psychotherapy office, located at 143C Shaker Rd. (Assessor's Parcel ID 17-65-0) in the industrial zoning district. Applicant: Michelle Murray, 76 Bronson Terrace, Springfield, MA 01108.  
Michelle Murray stated that this would be a psychotherapy office, staffed by Ms. Murray with patients only. A motion was made to approve this use. **Motion: R.Denver, second: J. Torcia.**  
**Approved. 4-0**

**ANR:**

No submittals received for this meeting

**Sign Permits:**

7. **Case: SIGN 2018-06, 69 Maple St., King Covenant Financial.** Request by applicant for approval for a new **Sign** at 69 Maple St. (Assessor's Parcel ID 27-14-33) in the Industrial zoning district. Applicant: Harold King, 69 Maple St., East Longmeadow MA 01028.  
Description of sign read into minutes. Sign is to replace previous sign and meets zoning requirements. A motion was made to approve. **Motion: R.Denver, second: J. Torcia.**  
**Approved. 4-0**
8. **Case: SIGN 2018-07, 169 Shaker Rd., A Wondering Spirit.** Request by applicant for approval for a new **Sign** at 169 Shaker Rd. (Assessor's Parcel ID 18-11A-0) in the Industrial zoning district. Applicant: Wesley Crouch, 65 Main St., Hampden MA 01036.  
Description of sign read into minutes. Sign is to replace previous sign and meets zoning requirements. A motion was made to approve. **Motion: R.Denver, second: J. Torcia.**  
**Approved. 4-0**

**CONTINUED PUBLIC HEARINGS:**

9. **Case SD-D 2018-01 - Hidden Ponds Estates:** Request by applicant for **Definitive Subdivision** approval for a twenty (20) lot subdivision on a 26.344+/- acre site located west of Redstone Drive (Assessor's Parcel 23-77-0) in the Residence A zoning district. Applicant: Bedrock

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Financial, LLC (dba Rose Bud Builders) P.O. 79, East Longmeadow, MA 01028 (continued from April 17, May 15, June 19 and July 9, 2018).

A letter from the DPW was read into the minutes stating that the sewer is competent for the number of households it will serve and that the pump station design must be approved by the DPW. A concrete sidewalk will also be installed. Several from the audience wished to speak. Bob DeMaria spoke in favor of the subdivision. Al Joyce wished clarification on the number of votes needed to pass this stating that the attorney general said approval needed a unanimous vote, but town bylaws only called for a clear majority. The town attorney stated that our town laws were to be followed, thus a clear majority. He would look into the attorney general's position. Alice Woodmer worried about water drainage in her backyard. The chair stated that this concern had been addressed by the DPW. An engineer from the builder answered her that the system was designed for emergent overflow. After all discussion, a motion was made to approve. **Motion: R.Denver, second: T.Richards. Approved. 3-1. Opposed: J. Torcia.**

- 10. Case ZN 2018-01:** Request by applicant for a **Zoning Amendment** to the zoning map for a change in zoning for a split parcel located at 244 Shaker Road (Parcel ID: 18-35-0) from Business and Residence A zoning to Business. Applicant: John H. & Stephen A. Davis, P.O. Box 15709, Springfield, MA 01115.

Request by applicant for a continuance until 8/21/18. Motion to approve: **R. Denver; Second: J. Torcia; approved 4-0.**

- 11. SITE 2018-02: Self Storage at Grove Ave:** Request for **Site Plan** approval for a proposed self-storage facility on a 9.58+/- acre site located at 0 Grove Avenue (Assessor's Parcel ID 15-32-E) in the Industrial zoning district. Applicant: Baldwin Street, LLC, 46 Center Square, East Longmeadow, MA 01028.

Request by applicant for a continuance until 8/21/18. **Motion to approve: R. Denver; Second: J. Torcia; approved 4-0.**

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

- 12. Case SP 2017-10 –** Request by applicant for **Special Permit Amendment** to reflect a change in tenancy occupying the space located at **42 Center Square**, East Longmeadow MA (Assessor's Parcel ID 27-182-18) in the Business zoning district to Chipotle Mexican Grill. Applicant: East Longmeadow Center Village, LLP, 40 Island Pond Rd., Springfield, MA 01118.

**A motion was made to consider this article directly after #5 (see above) for the ease of the applicants. Motion: R.Denver, second: J. Torcia. Approved. 4-0.**

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It was stated that this special permit had previously been issued to Five Guys. Motion was made to approve the special permit. **Motion: R. Denver, second: J. Torcia. Approved. 4-0**

- 13. Case SD-P 2018-03 - Preliminary Subdivision approval** for a seven (7) lot subdivision on a 4.47+/- acre site located at **295 Maple St.** (Assessor's Parcel ID 6-11-0) in the Residence B zoning district. Applicant: Michael Carabetta, 202 Allen St., East Longmeadow, MA 01028. Notice for the public hearing was read into the minutes. The planned subdivision is a 7 lot, 850 foot cul de sac, which meets all zoning requirements. The builder has requested a waiver for variance of the width of the right of way from 60' to 50'. Kevin Duquette, Building Commissioner, stated he has no concerns at this time. Several members of the audience wished to speak. Mark Maccarini stated that he had been told that the land was unbuildable, by his own builder several years previously. His house lot on Lessard backs to the planned subdivision. The chair answered that it is zoned residential A and his builder had no right to tell him that. Frank Raschilla said that he doesn't think it's right because it's changing the topography and run-off. He has lived there for 35 years. David Delvecchio questioned the removal of the trees and how that might affect wind-blown dirt and water run-off. The chair answered that a permit is not needed to remove trees on one's property, and the owner had the right take down the trees, even if it was strictly for the sale of the lumber. A suggestion was made to have a peer review to address such items as sewer size and a traffic study, and include the DPW, and the Fire and Police departments. **A motion was made to continue this matter until 8/21/18. Motion: R. Denver, second: J. Torcia. Approved. 4-0**

**ADMINISTRATIVE MATTERS:**

No More Partial Release of Bonds-DPW and Town Manager. They will be retained until authorized by the board to ensure all work is completed satisfactorily.

**ADJOURN:**

Motion to adjourn. **Motion: R. Denver; second by J. Torcia. The motion to adjourn at 7:37pm passed unanimously (4-0).**

**DATE OF NEXT MEETING:**

The Planning Board invites you and your friends to join them on August 7, 2018 at National Night Out, a community wide event, to be held on the grounds of East Longmeadow High School, 180 Maple Street from 5:00-8:00 PM.

The next regular meeting of the Planning Board will be August 21, 2018.

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