



**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

**MARKED AGENDA-CORRECTED\***

**CALL THE MEETING TO ORDER 6:00 PM**

**CALL THE ROLE GEORGE KINGSTON, CHAIR  
TYDE RICHARDS, CLERK  
RUSSELL DENVER, VICE CHAIR  
JONATHAN TORCIA**

**ABSENT: LOUIS MORABITO**

**APPROVAL OF MINUTES - July 9, 2018**

**MINUTES APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

**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.  
**APPROVED 3-1; MOTION BY R. DENVER; SECOND BY J. TORCIA**
- 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.  
**APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**
- 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

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.

48-24-118) in the residential A zoning district. Applicant: Scott Trainor, 19 Colony Dr., East Longmeadow MA 01028.

**APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

4. **Case: SPRW 2018-08, 10 Crane Ave., Boyajian Remodeling.** Request by applicant for a Site Plan Waiver for a professional office located at 10 Crane Ave. (Assessor's Parcel ID 27-19-0) in the business zoning district. Applicant: David Boyajian, 49 Edgewood Ave., Longmeadow MA 01106.

**APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

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.

**APPROVED WITH CONDITION THAT NO EXTERIOR DOOR BE REQUIRED UNDER BUILDING CODE 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

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.

**APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

**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.

**APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

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.

**APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

**CONTINUED PUBLIC HEARINGS:**

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**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 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).

**APPROVED 3-1; MOTION BY R. DENVER; SECOND BY 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 CONTINUANCE TO AUGUST 21, 2018. APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

**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 CONTINUANCE TO AUGUST 21, 2018. APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

#### **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.

**APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

**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.

**\*CONTINUED TO AUGUST 21, 2018. APPROVED 4-0; MOTION BY R. DENVER; SECOND BY J. TORCIA**

#### **ADMINISTRATIVE MATTERS:**

No More Partial Release of Bonds-DPW and Town Manager  
Sidewalk to Nowhere: In Lieu Fees

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**ADJOURN: 7:47 PM MOTION BY R. DENVER; SECOND BY J. TORCIA, 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.

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