



EAST LONGMEADOW PLANNING BOARD

Tuesday, July 20, 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
Jonathan Torcia, Clerk
Peter Punderson

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

APPROVAL OF MINUTES

June 13, 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

1. **SPRW 2021-29:** Request for Site Plan Review Waiver for Twin Meadow Home an Interior Design Showroom with retail sales at 45 Baldwin Street (Assessor's Parcel ID 27-11-C) in the Industrial zoning district. Applicant: Alexandra Tremblay, 45 Baldwin Street, East Longmeadow, MA 01028.

Applicants were present for discussion. They are expanding from their Longmeadow location. Hours of operation are Tuesday through Sunday 10:00am to 6:00pm. They do not expect heavy traffic flow as they have a target market. Vice Chair George Kingston requested clarification regarding parking availability. Chair Russell Denver briefed the applicant regarding the concerns of the abutters and the applicants agreed to provide signage requesting patrons exit through Baldwin. Their anticipated date of opening is October 1, 2021.

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

2. **SPRW 2021-30:** Request for Site Plan Review Waiver for The Step Sister Café within Brew Practitioners at 45 Baldwin Street (Assessor's Parcel ID 27-11-C) in the Industrial zoning district. Applicant: Georgianna Brunton, 45 Baldwin St, East Longmeadow, MA 01028.

Applicant Georgianna Brunton was present for discussion. She plans to provide flatbreads and light fare within Brew Practitioners. Vice Chair Kingston opined this is considered a restaurant and therefore needs a special permit. Board Member Pete Punderson echoes Mr. Kingston's opinion and was concerned that the issuance of this waiver would set a precedent. There was discussion by the Board as to how best proceed with this application. Ms. Brunton noted the brewery is slated to open August 14,

2021. The Board members agreed to hold a special meeting on August 10, 2021 for a special permit in order for the café to be open for opening weekend.

Motion to withdraw without prejudice made by Vice Chair George Kingston; Board Member Peter Punderson and approved by roll call vote four (4)-zero (0).

3. **SPRW 2021-31:** Request for Site Plan Review Waiver for Jlab Custom T-Shirts, a home office at 19 Silver Fox Lane (Assessor's Parcel ID 65-50-4) in the Residence A zoning district. Applicant: Joshua Labarre, 19 Silver Fox Lane, East Longmeadow, MA 01028.

Applicant was present for discussion. He will be using a 15 inch x 15 inch heat press iron to create logos and graphics on various apparel. There will be no commercial vehicles or customers on site.

Motion to approve made by Vice Chair George Kingston; second by Clerk Jonathan Torcia and approved by roll call vote four (4)-zero (0).

SPRW 2021-32: Request for Site Plan Review Waiver for Point Break Financial, a business offering financial services at 200 N Main Street, Suite 1 (Assessor's Parcel ID 25-4-9) in the Business zoning district. Applicant: Anthony Grassetti, Jr, 200 N Main Street, Suite 1, East Longmeadow, MA 01028.

Applicant was present for discussion. This is a new financial services business within the existing accounting firm at the location. No questions from the Board.

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

ANR

1. **Case ANR 2021-04: Windsor Lane, Shaker Road**—Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to reconfigure lot lines of existing land of the SIVAD Nominee Trust into new parcels VIII-3R (Assessor's Parcel ID 20-24-3) 42,395 +/- sq. ft. and Lot A (Assessor's Parcel ID 20-9-0) 1,258,784 +/- sq. ft. located in the Residence A and Commercial zoning districts. Applicant: John H. Davis, Trustee and Stephen A. Davis, Trustee, the SIVAD Nominee Trust, PO Box 15709, Springfield, MA 01115 (Cont. 6/15/2021; 6/22/2021)

Attorney James Martin, Esq. was present on behalf of the applicant. Planning and Community Development Director Bethany Yeo noted there has been discussion regarding the accessible frontage of one of the parcels. In order for this to be a building lot, it must have access frontage. Vice Chair George Kingston noted he is unsure if there are statutory wetlands on the lot.

Attorney Martin confirmed the email drafted by Peter Levesque was received and reviewed by the Board member. Mr. Levesque reviewed the issues of the previous questions raised and noted there is sufficient frontage immediately adjacent to the westerly property line of 397 Pease Road. Vice Chair Kingston opined a cul-de-sac is still the preferable method for this type of lot.

Motion to endorse made by Vice Chair George Kingston; second by Clerk Jonathan Torcia and approved by roll call vote four (4)-zero (0).

PUBLIC HEARINGS

2. **Case SITE 2021-4: 13-25 North Main Street**—Request for Site Plan Review for a proposed supermarket and gas station at 13-25 North Main Street (Assessor's Parcel IDs 27-38-0; 27-37-0; 27-36A-0; 26-148A-0) on a 63,690 +/- sq. ft. site in the Business zoning district. Applicant: Pride Stores, 246 Cottage Street, Springfield, MA 01104

Applicant representative Felipe Cravo of R. Levesque Associates was present for discussion. Chair Russell Denver confirmed that in the early spring, Pride withdrew a Site Plan application filed. There were internal discussion regarding the options open to the Planning Board as to how best proceed with this application as there is also an existing special permit for 13 North Main Street. The Zoning Enforcement Officer ruled initially that a site plan review would be most appropriate due to extensive redevelopment at the site; however the other Pride location in town has special permit approval.

Mr. Cravo explained that they both relied on the definitions in the zoning bylaws in deciding on the appropriate application. He then requested that this application be withdrawn without prejudice.

Motion to accept the applicant's request to withdraw without prejudice made by Vice Chair George Kingston; Board Member Peter Punderson and approved by roll call vote four (4)-zero (0).

3. **Case SITE 2021-5: 301 Chestnut Street**—Request for Site Plan Review for the installation of 2 Chart VS-1300 gal. Liquid Nitrogen Tanks, 2 Thermax Pressure Build Vaporizers, 4 Thermax Ambient Vaporizers, a concrete pad and 35 four-ft. concrete bollards at 301 Chestnut Ave (Parcel ID 18-1-0) in the Industrial Garden zoning district. Applicant: ASM + Company, Inc., P.O. Box 1029, c/o Irwin Industrial Tool Co., Dublin, PA 18917

Applicant representative, Harry Wahra, Facility Manager at American Saw and Thomas was present for discussion. Clerk Jonathan Torcia read the legal notice into the record for the Site Plan approval request. Mr. Wahra provided a brief history of the company and the site at 301 Chestnut Street, and explained the additional liquid nitrogen tanks were a critical component to the expansion of the company's operations. Mr. Wahra stated the anticipated expansion would create 70 +/- additional employment positions. Furthermore, with the liquid nitrogen tanks on site it would reduce the number of truck deliveries currently required to maintain operations because the proposed tanks were larger in comparison to the existing tanks at the site. Clerk Jon Torcia read into the record the Fire Chief's comments on the Site Plan Review regarding two permits required:

1. **A permit issued by the Massachusetts Department of Fire Services (DFS) and inspection conducted by the Mass DFS Code Compliance Division and the East Longmeadow Fire Department as per 502 CMR 5.00: PERMIT AND INSPECTION REQUIREMENTS OF ABOVEGROUND STORAGE TANKS OF MORE THAN TEN THOUSAND GALLONS CAPACITY.**
2. **A storage permit issued by the East Longmeadow Fire Department as per 527 CMR NFPA 1 Chapter 63 Storage of Compressed & Cryogenic Fluids.**

Mr. Wahra confirmed receipt of the Fire Chief's comments and explained the state permitting required local approval before the permits could be issued. Chair Denver stated if approved, the Site Plan Review would be contingent upon completion and receipt of the two permits mentioned above. Mr. Kingston requested clarification on the location of the proposed nitrogen tanks. Mr. Wahra explained they would be stored on the east facing side of the building.

The Public hearing was opened for comment from the public.

Tom Noel, Quinn Construction Company and representative of American Saw spoke in favor of the project and clarified that the two fire permits were under way but hinged upon Planning Board approval.

Hearing no further comment, **the public hearing was closed on motion made by Planning Board member Pete Punderson; second by Vice Chair George Kingston and approved by roll call vote four (4)-zero (0).**

Motion to approve the Site Plan Review with conditions made by Board member Pete Punderson; second Clerk Jon Torcia and approved by roll call vote four (4)-zero (0).

OTHER BUSINESS

4. Review of Hometown Lawn – 158 Maple Street

This was a follow-up from January of the review of the business acting within the scope of the home office waiver. Chair Russell Denver noted that while there have been less noticeable violations, the garage is still being used to store equipment. The Board members agreed to request the business owner attend the next regularly scheduled Planning Board meeting to discuss further next steps.

5. Appointment of Planning Board representative to CPC

Motion to appoint Jonathan Torcia to fulfill the role of Planning Board representative on the Community Preservation Commission made by Board member Pete Punderson; second Clerk Jon Torcia and approved by roll call vote four (4)-zero (0).

6. Appoint Roles of Planning Board

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

Motion to appoint George Kingston as Planning Board Vice Chair made by Chair Russell Denver; second Clerk Jon Torcia and approved by roll call vote four (4)-zero (0).

Motion to appoint Jonathan Torcia as Planning Board Clerk made by Chair Russell Denver; second Vice Chair George Kingston and approved by roll call vote four (4)-zero (0).

7. Director's Report

In lieu of the next meeting, The Planning Department will be at National Night Out. A table with activities and materials will be out to connect with the community. The Special Meeting for the Special Permit for Stepsister Café will be August 10, 2021. In conjunction with DPW, the Planning Department was awarded a grant for a shared streets program.

Chair Russell Denver notified the Planning Board of the appointment of its newest member, Cassandra Cerasuolo. She has yet to be appointed by Town Council and will hopefully attend the regularly scheduled August meeting.

Ms. Yeo has a rough draft of the solar bylaw based off of the guide released by Pioneer Valley Planning Commission. That will be circulated and be placed on the agenda in September.

ADJOURN Motion to adjourn made by Vice Chair George Kingston; second by Board Member Pete Punderson and was approved by roll call vote four (4)-zero (0) at 7:10 pm.

Respectfully submitted.

Rebecca A. Jones,
Planning & Community Development Administrative Assistant