



## EAST LONGMEADOW PLANNING BOARD

Tuesday, August 17, 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  
Cassandra Cerasuolo

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

#### APPROVAL OF MINUTES

August 10, 2021

**Motion to approve as amended made by Vice Chair George Kingston; second by Clerk Jonathan Torcia and approved by roll call vote three (3)-zero (0).**

#### SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2021-33:** Request for Site Plan Review Waiver for Mackenzie Vault, Inc., an urn manufacturing and distributing business at 21 Deer Park Drive (Assessor's Parcel ID 22-7-4) in an existing structure in the Industrial Garden zoning district. Applicant: Mackenzie Vault, Inc., P.O. Box 264, East Longmeadow, MA 01028.

Applicant and owner, Scott MacKenzie was present for discussion. Mr. MacKenzie's business has been operating at 65-67 Benton Drive for forty years and due to an increase in demand due to the pandemic, recently purchased 21 Deer Park Drive. Chair Russell Denver complimented Mr. MacKenzie on the quality of the landscaping and appearance of the site. No further questions.

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

1. **Case SPRW 2021-34:** Request for Site Plan Review Waiver for Embracing the Creative Child, LLC, a business providing behavioral and educational services for children and adults with autism at 55 Deer Park Drive (Assessor's Parcel ID 21-11-8) in an existing structure in the Industrial Garden zoning district. Applicant: SJG Holdings, LLC. 232 North Main Street, East Longmeadow, MA 01028.

Attorney Joseph Lange and owner/operator Sarah Gale were present for discussion. Embracing the Creative Child is currently renting a space on North Main Street and Ms. Gale is interested in purchasing 55 Deer Park Drive to expand her business. Attorney Lange noted that all municipal obligations will be

paid at closing. Ms. Gale confirmed her business services children and adults living with autism. No further questions.

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

2. **Case SPRW 2021-35:** Request for Site Plan Review Waiver for Deanna's Diaper Delights and More, a home office at 42 Holland Drive (Assessor's Parcel ID 85-45-10) in the Residence A zoning district. Applicant: Deanna Messier, 42 Holland Drive, East Longmeadow, MA 01028.

Applicant Deanna Messier was present for discussion. She makes money and diaper cakes and also makes party decorations. Vice Chair George Kingston requested clarification regarding the nature of the business to ensure no actual baking will take place on site. Ms. Messier confirmed no commercial vehicles will be on site and her father handles all customer deliveries. No further questions.

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

3. **Case SPRW 2021-36:** Request for Site Plan Review Waiver for Guilbe Gardens, a home office at 11 Dawes Street (Assessor's Parcel ID 34-2-0) in the Residence A zoning district. Applicant: Lisamary Guilbe, 11 Dawes Street, East Longmeadow, MA 01028.

Applicant Lisamary Guilbe was present for discussion. After graduating with a degree in ecological restoration, she would like to give clients gardening advice. She will be using her home as storage for the gardening materials and for home office use. Vice Chair George Kingston opined that this is a great business idea and confirmed no commercial vehicles or large trucks will be at the home.

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

4. **Case SPRW 2021-37:** Request for Site Plan Review Waiver for Mother's Helpers Longmeadow, a home office at 34 Anne Street (Assessor's Parcel ID 24-28-73) in the Residence C zoning district. Applicant: Rebecca Dennis, 34 Anne Street, East Longmeadow, MA 01028.

Applicant Rebecca Dennis was present for discussion. She has been a nanny for fifteen years in the Metro West area. She noted that she is different than a third party like Care.com because she personally interviews and runs CORI checks on all applicants. She confirmed no clients will be coming to the home and all will be virtual.

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

5. **Case SPRW 2021-38:** Request for Site Plan Review Waiver for an integrative psychiatry office at 124 Shaker Road (Assessor's Parcel ID 28A-3-69) in an existing structure in the Business zoning district. Applicant: Shauna McCarthy, 63 Bynmawr Drive, East Longmeadow, MA 01028.

Applicant Shauna McCarthy was present for discussion. She currently serves as a nurse practitioner and practice manager on the geriatric psychology unit. She will be moving into Pursue Wellness and will be providing functional medicine for clients with dementia, depression and anxiety.

**Motion to approve made by Vice Chair George Kingston; second by Board Member Cassandra Cerasuolo and approved by roll call vote five (5)-zero (0).**

**ANR**

1. **Case ANR 2021-05: Vineland/Worthy/Donald Avenue**—Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to create three (3) lots from existing three (3) parcels of land Lot 1, 564-566 (Assessor's Parcel ID 3B-42) 10,081 +/- sq. ft., Lot 2, 567-568 (Assessor's Parcel ID 3B-41) 11,919 +/- sq. ft. and Lot 3, 618-623 (Assessor's Parcel ID 3B-40) 10,000 +/- sq. ft. located in the Residence C zoning district. Applicant/Owner: The Estate of Frank F. & Evelyn C. Vecchiarelli c/o/ Patrica Aleks, 125 Smith Avenue, East Longmeadow, MA 01028.

Applicant representative Paul Smith was present on behalf of the applicant. Mr. Smith confirmed that all three lots meet the square footage and frontage requirements to be buildable lots. Per Chair Russell Denver's request, Mr. Smith stated the lot on the corner of Worthy Avenue and Donald Avenue will likely be faced on Worthy Street. No further questions from the Board.

**Motion to endorse plans for Vineland/Worthy/Donald Avenue made by Vice Chair George Kingston; second by Board Member Cassandra Cerasuolo and approved by roll call vote five (5)-zero (0).**

2. **Case ANR 2021-06: Fairway Lane** –Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to convey Parcel A from existing Lot 8 to Lot 7 to form new Lots 7R (23,583 +/- sq. ft.) and 8R (42,660.37 +/- sq. ft.). Applicant: Michael Carabetta, 202 Allen St, East Longmeadow, MA 01028

*Applicant Michael Carabetta was not present at the time of the hearing. He later joined the meeting and his application was heard at 6:46 pm.*

Applicant Michael Carabetta explained that Lot 7 the lot line for Lot 7 will be moved to fit the building envelope on Lot 8. Chair Russell Denver confirmed that he was not adding additional lot, just moving a lot line. Vice Chair George Kingston confirmed that frontage was available. No further questions.

**Motion to endorse plans for Vineland/Worthy/Donald Avenue made by Vice Chair George Kingston; second by Board Member Peter Punderson and approved by roll call vote five (5)-zero (0).**

**PUBLIC HEARINGS**

1. **Case SITE 2021-6: Deer Park Drive**—Request for Site Plan Review for the installation of a 7+/- ft. fence and storage of equipment and material associated with CWA Realty business operations at Deer Park Drive (Assessor's Parcel IDs **11-6-4A**) in the Industrial Garden Park zoning district. Applicant: CWA Realty, 47 Warehouse Street, Springfield, MA 01118.

Applicants Charlie and Will Arment were both present for discussion. They purchased the properties with the intent to move from their Springfield location. In the interim, they would like to store trucks, travel trailers and materials there. There has been an increase in illegal dumping and they are hoping the fence construction will prevent this issue.

Chair Russell Denver noted that during a drive-by site visit, he was surprised at the number of trailers on the site currently. Will Arment stated that the trailers are storing materials and are not permanent fixtures. Mr. Denver requested that the trailers be organized in a more orderly fashion to which Charlie Arment agreed to complete before winter.

Vice Chair George Kingston opined that the site plan as presented is incomplete because the plan is not consistent with the lot design as it stands. He also noted that outdoor storage requires an opaque fence. Will Arment noted that there are no permanent structures on the property and he does not have any fence up. There is an access gate by the cement blocks.

Mr. Kingston also opined that the temporary building needs to be shown on the site plan. Will Arment explained that the mobile unit is solely being stored there and is moved to different job sites to service as a mobile office. He does not want to move the unit any farther to the back of the property as to protect it from potential vandals. There was also discussion regarding the curb cut missing from the plans as well. Mr. Kingston encouraged the applicants to review Sections 5.02, 5.03 and 5.04, 5.06, 5.07 and 5.08 of the Zoning bylaws.

**Motion to continue SITE 6 and 7: Deer Park Drive as to allow the applicant time to revise the site plans made by Board Member Peter Punderson; second Vice Chair George Kingston and approved by roll call vote five (5)-zero (0).**

2. **Case SITE 2021-7: Deer Park Drive** –Request for Site Plan Review for the installation of a 7+/- ft. fence and storage of equipment and material associated with CWA Realty business operations at Deer Park Drive (Assessor's Parcel ID **11-2-2B**) in the Industrial Garden Park zoning district. Applicant: CWA Realty, 47 Warehouse Street, Springfield, MA 01118.

*Application was heard in conjunction with SITE 2021-6: Deer Park Drive.*

3. **Case SITE 2021-8: 31 Benton Drive**—Request for Site Plan Review for a 7,344 +/- safe proposed commercial building and associated site improvements at 31 Benton Drive (Assessor's Parcel ID 9-8-12) on a 1.67 +/- acre site in the Industrial Garden Park zoning district. Applicant: Laplante Construction, Inc. c/o William Laplante, 61R North Main St, Ste 1, East Longmeadow, MA 01028

Applicant representative, Christopher Karney, PLS, EIT, R Levesque Associates, Inc., Applicant William Laplante and property owner Gary Stone were present for discussion. Mr. Karney provided a summary of the project proposal. The property consists of 1.67 +/- acres and is owned by Whitestone Property Management in the Industrial Garden Park zoning district. The applicant is proposing to construct a new 7,344 +/- s.f. single-story commercial building on the property, for the Go Graphix full-service provider, and associated site improvements. Utilities to provide services for the new building will be brought on site via Benton Drive. Portions of work located within jurisdiction to wetland resource areas received approval from the East Longmeadow Conservation Commission conditional upon additional wetlands replication and restoration along the west facing property line [Mass DEP File #150-0458]. Mr. Karney also noted the project had been granted a Variance from the East Longmeadow Zoning Board of Appeals for 20 ft. relief from the 40 ft. side yard setback on the south property line.

Mr. Karney explained HydroCAD models for pre and post development demonstrate that off-site flows will be reduce as part of the project since the site is currently a gravel parking area and a significant portion of the gravel surface, along with some imperious area at the driveway will be removed to complete the project. While proposing a new roof, this additional impervious area is offset by the removal of the gravel surfaces. Additionally, MassDEP considers roof runoff as “clean” therefore, off-site run off water quality will also be improved as part of the project as the gravel and paved run off is being replaced with clean roof runoff. Mr. Karney stated the project would result in an overall improvement for the stormwater management. The Planning Board noted the Department of Public Works had not had an opportunity to provide review comments on the Stormwater management and approval, if granted, would be contingent upon their sign-off.

The Public hearing was opened for comment from the public. No member of the public spoke in support or opposition of the Site Plan Review. Hearing no further comment, **the public hearing was closed on motion made by Planning Board Clerk Jon Torcia; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).**

**Motion to approve the Site Plan Review with a condition made by Board member Pete Punderson regarding DPW review and approval of stormwater management report; second by Vice Chair George Kingston and approved by roll call vote five (5)-zero (0).**

#### **OTHER BUSINESS**

- Hometown Lawn & Property Services, LLC- Discussion of existing Site Plan Waiver for home office at 158 Maple Street (Assessor’s Parcel ID 17-28-5) in the Residence B zoning district. Applicant: Daniel Beauregard, 158 Maple Street, East Longmeadow, MA 01028.

Applicant Dan Beauregard was present for discussion. Planning and Community Development Director Bethany Yeo explained that this was a 6 month follow-up as voted upon in January of this year. Mr. Beauregard stated he has acquired storage space at a local farm and will ensure all commercial vehicles are at that location.

There was extensive discussion regarding ongoing violations and the best course of action as to this site plan review waiver. Vice Chair George Kingston noted that Mr. Beauregard's residence is very visible and in order to avoid future violations, he needs to be diligent. Ms. Cerasuolo echoed these comments.

**Motion to continue review of Site Plan Waiver for home office for three months made by Vice Chair George Kingston; Second by Clerk Jonathan Torcia and approved by a roll call vote of three (3)-one (1). Board Member Peter Punderson abstained.**

- Director's Report

Ms. Yeo noted she will be out on vacation until September 2<sup>nd</sup>, 2021. Board member Pete Punderson noted he will be out of town until October 1, 2021 and will be participating remotely.

**ADJOURN Motion to adjourn made by Vice Chair George Kingston; Board member Pete Punderson and was approved by roll call vote five (5)-zero (0) at 7:27 pm.**

Respectfully submitted.

Rebecca A. Jones,  
Planning & Community Development Administrative Assistant