



EAST LONGMEADOW PLANNING BOARD

Tuesday, August 18, 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.

Present: Russell Denver, Chair
George Kingston, Vice Chair
Tyde Richards, Clerk, joined at 6:04 pm
Pete Punderson
Jon Torcia

Staff Present: Bethany Yeo, Planning & Community Development Director

APPROVAL OF MINUTES

July 21, 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).

SITE PLAN WAIVER REQUESTS

- 1. SPRW 2020-23: Maple Mart**—Request for Site Plan Review Waiver for a convenience/grocery store at 69 Maple Street GIS 65 Maple Street (Assessor's Parcel ID 27-14-33) in an existing structure on a .66 +/- acre site located in the Industrial zoning district. Applicant: Hari Khanal, 333 Surrey Road, Springfield, MA 01118.
Applicant, Hari Khanal was present for discussion. Mr. Khanal stated the proposed hours of operation would be Monday-Saturday 9 AM-9 PM and Sunday 10 AM-8 PM. Mr. The Planning Director provided clarification that the location of the proposed business was within the same building structure as the Dunkin Donuts. No questions heard 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).
- 2. SPRW 2020-24: Home Office** –Request for Site Plan Review Waiver for a home office for Soul Vitality Healings, a business offering energy healing via telephone at 155 Elm Street (Assessor's Parcel ID 25-108-4) on a .34 +/- acre site located in the Residence A zoning district. Application: Tiffany Chhibber, 155 Elm Street, East Longmeadow, MA 01028.
Applicant, Tiffany Chhibber was present for discussion. Ms. Chhibber confirmed her healing services would be conducted exclusively by phone. No questions heard from the 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).**
- 3. SPRW 2020-25: Home Office**—Request for Site Plan Review Waiver for a home office for Arrow Junk Removal, a business offering junk removal services at 39 Lori Lane (Assessor's Parcel ID 7-30-19) in an existing structure on a .34 +/- acre site in the Residence B zoning district. Applicant: Gonzalo Chacon, 39 Lori Lane, East Longmeadow, MA 01028.

Applicant Gonzalo Chacon was present for discussion. Mr. Chacon explained his business plan involves picking up junk for clients and disposing of it at a transfer station. Mr. Chacon stated that there will be no house visitors for this business nor will he be storing the junk he removes at his place of residence. No further questions heard by the Board. Mr. Chacon confirmed he was aware that if he obtained a Commercial Vehicle it would need to be screen from view as per the Zoning Bylaws.

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 2020-26: Home Office** –Request for Site Plan Review Waiver for a home office for a private investigation business at 304 Pease Road (Assessor’s Parcel ID 32-38-1D) in an existing structure on a .48 +/- acre site in the Residence AA zoning district. Applicant: Edward Sullivan, 304 Pease Road, East Longmeadow, MA 01028.
Applicant, Edward Sullivan was unable to participate remotely due to technical difficulties however confirmed via email to the Planning Director that there would be no on-site clients, additional employees or commercial vehicles for the proposed business. **Motion to approve contingent upon the aforementioned conditions made by Vice Chair George Kingston; second by Clerk Tyde Richards and approved by roll call vote five (5)-zero (0).**
5. **SPRW 2020-27: Home Office** –Request for Site Plan Review Waiver for a home office for a House of Tickets an online entertainment ticket reseller business at 12 Abbey Lane (Assessor’s Parcel ID 31-50-5) in an existing structure on a 1.05 +/- acre site in the Residence AA zoning district. Applicant: Bruce Cooper, 12 Abbey Lane, East Longmeadow, MA 01028.
Applicant Bruce Cooper was present for discussion. Mr. Cooper confirmed there would be no additional employees at the property for the proposed business. **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).**
6. **SPRW 2020-28: Monson Savings Bank**—Request for Site Plan Review Waiver for the relocation of an existing ATM from the island to the exterior wall of the existing structure at 61 North Main Street (Assessor’s Parcel ID 26-147-0) on a 1.60 +/- acre site in the Commercial zoning district.
Applicant: Monson Savings Bank, 61 North Main Street, East Longmeadow, MA 01028.
Applicant representatives Lena Buteau and Dan Moriarty were present for discussion. Ms. Buteau explained the ATM would be operational 24/7. Discussion ensued regarding the need for a full Site Plan Review. Vice Chair George Kingston, opined moving a machine (the ATM) did not constitute the need for an amended Site Plan Review. Board member Pete Punderson stated the need to ensure the Fire Department was aware of change of location.
Motion to approve made by Vice Chair George Kignston; second by Board member Jon Torcia and approved by roll call vote five (5) - zero (0).
7. **SPRW 2020-29: Home Office** –Request for Site Plan Review Waiver for a home office for Team Ordinary, LLC an online fitness coaching business at 273 Westwood Avenue (Assessor’s ID 5-48-4) on a .52 +/- acre site in the Residence B zoning district. Applicant: Scott Riecke, 273 Westwood Avenue, East Longmeadow, MA 01028.

Applicant Scott Riecke was present for discussion. Mr. Riecke explained he is an endurance coach who coaches his clients on a virtual platform. No questions heard from the Board.

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).

8. **SPRW 2020-30: Home Office** –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. The Planning Director explained due to ambiguity in the zoning bylaws regarding home office/studios versus professional photography studios in residence zoning districts, the matter had been referred to the Town Attorney for a legal opinion. Applicant John Driscoll was present for discussion and stated his understanding of the process.

Motion to continue to the September 8, 2020 Planning Board meeting made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by a vote of five (5)-zero (0).

NEW PUBLIC HEARINGS

9. **Case SD-D 2020-1: Definitive Subdivision Plan for Josie Lane Subdivision** –Request by applicant for the definitive subdivision approval for a two (2) lot subdivision, installation of a 150’ road and cul-de-sac on a 2.36 +/- acre site located at Pease Road (Assessor’s Parcel ID 32-34A-B) in the Residence AA zoning district. Applicant: Emanuel Marino, 66 Lathrop Street, West Springfield, MA 01089. (8/4/2020 postponed due to severe power outage)

The Chair Russell Denver opened the public hearing. The case had been continued by the applicant’s request to August 4, 2020 to allow for the revision of Subdivision plans and Stormwater Report to address concerns raised by the Conservation Commission. The August 4, 2020 Planning Board meeting was subsequently postponed due to severe power outages and the case rescheduled for August 18, 2020.

Applicant’s agent, Timothy Coon, PE, of J.R. Russo & Associates, LLC (1 Shoham Rd, East Windsor, CT, 06088) was present for discussion and described the scope and plans for the project proposal for the two-lot subdivision for the Planning Board’s consideration. Mr. Timothy Coon explained there were two alternate plans included in the revised plan set with the only difference being the location of the outlet from the detention basin. Mr. Timothy Coon reported the Conservation Commission had approved the first alternate plan where the outlet from the detention basin is located at the wetland finger.

Applicant/developer Emanuel Marino intends to create two residential building lots by subdividing a parcel of land located on the north side of Pease Road approximately 1,200 ft. east of the easterly intersection of Redin Drive. The parent parcel consists of 2.36 +/- acres in the Residence AA zoning district and sits between number 301 and 303 Pease Road. Lot 1 consists of an area of 40, 034 s.f. (0.92 +/- acres) and Lot 2 consists of an area of 51, 188 s.f. (1.17 +/- acres). The applicant is proposing to construct a 150-foot long road and cul-de-sac in compliance with the standards and conditions for road construction stipulated by the Town of East Longmeadow and in accordance with the zoning requirements for frontage. The land is currently vacant; there are woods and a maintained lawn on this property. A waterway and sewer infrastructure are located on the parcel within an easement. There are 11, 000 square feet of wetlands. Lot 2 is encumbered by wetlands. An Order of Conditions from the East Longmeadow Conservation Commission was been issued on August 26, 2020 and shall be recorded at the Registry of Deeds.

The public hearing was opened for public comment:

Bradford and Carleen Hoffman, 64 Devonshire Terrace spoke in favor of the subdivision as proposed.

Ann Marie Harrington, 20 Devonshire Terrace requested a traffic study be conducted citing public safety concerns.

Mr. Timothy Coon explained that due to the minimal size of the subdivision, the increase in traffic would be insignificant. After hearing there were no further comments or considerations by the Planning Board, the Public Hearing was closed on a motion moved by Vice Chair George Kingston, with second by Board Member Jon Torcia by a roll call vote of five (5) – zero (0).

Vice Chair George Kingston stated for the record that the plans had been distributed prior to the Fire and Police departments prior to the Planning Board meeting and no issues of public safety had been raised based on the development as proposed.

- Waiver petition for the definitive subdivision development for the Definitive Subdivision for Josie Lane under the RULES AND REGULATIONS FOR THE SUBMISSION OF PETITIONS AND PLANS OF SUBDIVISION FOR THE TOWN OF EAST LONGMEADOW, MASSACHUSETTS, § 6.2.5 Street Widths was granted for a 50' R.O.W width.
- **The motion to grant the waiver of street width from a 60' R.O.W. width to a 50' R.O.W. width passed unanimously by roll call vote (5-0).**

- Waiver petition for the definitive subdivision development for the Definitive Subdivision for Josie Lane under the RULES AND REGULATIONS FOR THE SUBMISSION OF PETITIONS AND PLANS OF SUBDIVISION FOR THE TOWN OF EAST LONGMEADOW, MASSACHUSETTS, § 6.2.5 Street Widths was granted for a 24' paved width.
- **The motion to grant the waiver of street widths from a 30' paved width to a 24' paved width passed unanimously by roll call vote (5-0).**

- Waiver petition for the definitive subdivision development for the Definitive Subdivision for Josie Lane under the RULES AND REGULATIONS FOR THE SUBMISSION OF PETITIONS AND PLANS OF SUBDIVISION FOR THE TOWN OF EAST LONGMEADOW, MASSACHUSETTS, § 6.2.6 Cul-de-Sacs/Dead-End Streets/Turnarounds was granted for an 84' roadway diameter and a 102' property line diameter.
- **The motion to grant the waiver of Cul-de-Sacs/Dead-End Streets/Turnarounds was granted for an 84' roadway diameter and a 102' property line diameter passed unanimously by roll call vote (5-0).**

- Waiver petition for the definitive subdivision development for the Definitive Subdivision for Josie Lane under the RULES AND REGULATIONS FOR THE SUBMISSION OF PETITIONS AND PLANS OF SUBDIVISION FOR THE TOWN OF EAST LONGMEADOW, MASSACHUSETTS, § 7.2.5 Sidewalks was granted for sidewalk construction.
- **The motion to grant the waiver of sidewalk construction passed by roll call vote (3-2). Board members Jon Torcia and Pete Punderson voted in the negative.**

Motion to approve moved by Vice Chair George Kingston, seconded by Board Member Jon Torcia and approved by a roll call vote of five (5) – zero (0).

OTHER BUSINESS

- Director's Report

The Planning Director reported the Town Council had voted on August 11, 2020 to adopt the solar bylaw moratorium to be in effect until September 2021. The Planning Director also shared that the first meeting of the Housing Chapter Working Group had been held on August 13, 2020

and a new Community Survey had subsequently been created and was available for public engagement and participation online on the town Facebook page and the town webpage (under the news flash section). Physical copies would also be made available during the curbside pick-up hours at the East Longmeadow Library and the September newsletter from the Council on Aging.

Chair Russell Denver updated the Board that he may be suggesting zoning regulation amendments in the future based upon his recent observations within the community.

ADJOURN: Motion to adjourn made by Vice Chair George Kingston; second by Board member Pete Punderson and approve by roll call vote five (5)-zero (0) at 7:10 PM.

Respectfully submitted.

Bethany Yeo,

Planning & Community Development Director