



EAST LONGMEADOW PLANNING BOARD

When: Tuesday, September 7, 2021
Time: 06:00 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
Cassandra Cerasuolo

Absent: Peter Punderson

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

APPROVAL OF MINUTES

August 17, 2021

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

WAIVERS

- 1. Case SPRW 2021-39:** Request for Site Plan Review Waiver for roof-mounted solar array and battery storage at 79 Industrial Drive (Assessor's Parcel ID 8-2-9A) in the Industrial Garden Park zoning district. Applicant Representative: Tyler Welsh, RPG Energy Group, 5610 Dividend Rd, Indianapolis, IN, 46241

Applicant representative Tyler Welsh presented a summary of the project. The Board asked for clarification on the location of the battery storage pad. Mr. Welsh explained it would be located in the front of the building with a height of 8-8.5 ft. The Board suggested bollards be installed to protect the battery storage from vehicles parking in the adjacent parking area.

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

- 2. Case SPRW 2021-40:** Request for Site Plan Review Waiver for a change of ownership for a selfstorage facility at 182 Benton Drive (Assessor's Parcel ID 8-5A-17) in the Industrial Garden Park zoning district. Applicant: SROA, 182 Benton Drive, East Longmeadow, MA 01028.

Applicant was not present for discussion. The Board had no concerns with the request providing the new owners are aware of all previous restrictions associated with the use.

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

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Bethany Yeo at 413-525-5400 x 1701 or (Bethany.yeo@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.

PUBLIC HEARING

3. 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. (Cont. 8/17/2021)

Clerk Jon Torcia read the legal ad into the record. The case was continued from August 17, 2021 to allow the applicant time to submit a revised site plan per the Board’s request.

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 ; second by Board member and approved by roll call vote four (4)-zero (0).

Motion to approve made Board member ; second by Board member and approved by roll call vote three (3)- one (1). George Kingston voing in opposition.

4. 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 Page 2-2 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. (Cont. 8/17/2021).

Clerk Jon Torcia read the legal ad into the record. The case was continued from August 17, 2021 to allow the applicant time to submit a revised site plan per the Board’s request.

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 ; second by Board member and approved by roll call vote four (4)-zero (0).

Motion to approve made Board member ; second by Board member and approved by roll call vote three (3)- one (1). George Kingston voing in opposition.

OTHER BUSINESS

5. Community Preservation Committee Appointee Procedure
6. Director’s Report

ADJOURN