



EAST LONGMEADOW PLANNING BOARD

Tuesday, September 8, 2020

5:00 PM Eastern Time (US and Canada)

Zoom Webinar

MINUTES

Chair Russell Denver opened the meeting at 5 pm and called the roll.

CALL THE ROLL

Present: Russell Denver, Chair
Tyde Richards, Clerk
Pete Punderson
Jon Torcia

Absent: George Kingston, Vice Chair

Staff present: Bethany Yeo, Planning & Community Development Director

APPROVAL OF MINUTES

August 18, 2020

Motion to approve made by board member Pete Punderson; second by board member Jon Torcia and approved by a roll call vote four (4)-zero (0).

SITE PLAN WAIVER REQUESTS

1. **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 (Continued August 18, 2020).

Applicant John Driscoll was present for discussion and stated the home office would not be utilized as a professional photography studio to remain compliant with the Zoning Bylaws. The Planning Board came to a consensus to add a condition for no on-site clients to the decision.

Motion to approve with conditions made by board member Pete Punderson; second by board member Jon Torcia and approved by a roll call vote four (4)-zero (0).

SITE PLAN WAIVER REQUESTS

2. **SPRW 2020-31: Home Office** – Request for Site Plan Review Waiver for a home office for a pet waste management business at 168 Mountainview Road (Assessor’s Parcel ID 49-37-81) on a 0.61 +/- acre site in the Residence A zoning district. Applicant: Michael Fox, 168 Mountainview Road, East Longmeadow, MA 01028.

Applicant Michael Fox was present for discussion. Mr. Fox explained the business plan involved traveling to customers (both commercial and residential) and removing pet waste from their lawn area. Clerk Tyde Richards inquired where the pet waste was disposed after removal. Mr. Fox stated pet waste was disposed of in the customer’s trash. No further comment heard by the Board.

Motion to approve made by board member Jon Torcia; second by board member Pete Punderson and approved by roll call vote four (4)-zero (0).

3. **SPRW 2020-32: Home Office** –Request for Site Plan Review Waiver for home office for a mobile cigar booth business at 12 Town View Circle (Assessor’s Parcel ID 4-03-0) on a 0.55 +/- acre site in the Residence B zoning district. Applicant: Felix Tranghese Jr., 12 Town View Circle, East Longmeadow, MA 01028.

Applicant Felix Tranghese Jr. was present for discussion. Mr. Tranghese clarified he would be applying for his import and vendor licenses to permit him to sell cigars at festivals and events. Chair Russell Denver inquired where the cigars would be delivered and stored. Mr. Tranghese stated the cigars would be delivered to the Home Office address with 5-6 boxes of roughly 100 cigars stored there at a time. No further questions heard by the Board.

Motion to approve made by board member Pete Punderson; second by board member Jon Torcia and approved by roll call vote four (4)-zero (0).

ANR

4. **ANR 2020-2: 32 Indian Springs Road** – Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to split 32 Indian Springs Road (Assessor's Parcel ID 38-50-1) into two parcels: New Lot A 43,560.00 sq. ft. and New Lot B 63,755.21 sq. ft. located in the Residence A zoning district. Applicants: Douglas K. and Janet M. Sessions, 32 Indian Springs Road, East Longmeadow, MA 01028.

Chair Russell Denver recused himself from the discussion and vote due to a conflict of interest. Representing the applicant was P.E. Mike Smith [Smith Associates Surveyors, 46B Baldwin Street, East Longmeadow, MA]. Mr. Smith summarized the purpose of the ANR plan and stated Brownstone Gardens was in the process of purchasing new Lot B with no intention of developing it. Clerk Tyde Richards noted New Lot B did not meet the frontage requirements and questioned if the Board could vote to approve the plan as is. Mr. Smith explained the note on the plan clearly states new Lot B is "not a buildable lot until further action from the Planning Board". Discussion ensued. Due to technical difficulties, the Board members and the applicant agreed to continue the matter to a special meeting of the Planning Board on September 14, 2020 at 5 PM.

NEW PUBLIC HEARINGS

No submittals at this time.

OTHER BUSINESS

- **Request for Extension of Subdivision Approval for Definitive Subdivision Plan Hidden Ponds Estates.** Applicant: Al Joyce, Rose-Bud Builders, LLC, P.O. Box 79, East Longmeadow, MA 01028. The Planning Director explained the applicant was complying with a request by DPW to forestall completion of the required paving until more construction was completed for the subdivision homes. Russell Denver inquired if there were any outstanding issues with the development at that date. The Planning Director stated the Conservation Commission had several active enforcement orders on file pertaining to erosion controls and stated the developer had been working cooperatively with the Commission to restore the afflicted areas. Discussion was continued to September 14, 2020 at 5 PM to provide time to verify with DPW. **Motion to continue to September 14, 2020 at 5 PM made by Board member Pete Punderson; second by Board member Jon Torcia and approved by a vote of four (4)-zero (0).**
- Chair Russell Denver introduced an additional agenda item pertaining to a request for release of Covenant in-lieu of Cash Surety for Definitive Subdivision Fairway Lane Estates by applicant Michael Carabetta and Ruby Realty, LLC. The Planning Director confirmed that one (1) check issued by Michael R Carabetta DBA REM Construction for the amount of eighty-nine thousand, eight hundred and twenty-four dollars and 00/100 cents [\$89, 824.00] had been provided to the Town of East Longmeadow Treasurer's Office for deposit and substitution as performance

guarantee. **Motion to for a full release of covenant in-lieu of cash surety in the amount of \$89,824.00 made by board member Pete Punderson; second by board member Jon Torcia and approved by roll call vote four (4)-zero (0).**

- Director's Report
Items addressed during meeting.

ADJOURN

Motion to adjourn made by board member Jon Torcia; second by board member Pete Punderson and approved by a roll call vote four (4)-zero (0) at 5:47 PM.

Respectfully submitted.

Bethany Yeo,
Planning & Community Development Director