



EAST LONGMEADOW PLANNING BOARD

SPECIAL MEETING

Monday, September 14, 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
George Kingston, Vice Chair

ANR

1. **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. (Cont. 9/8/2020)

Chair Russell Denver recused himself from the discussion and vote due to a conflict of interest. Clerk Tyde Richards read the legal notice into the record. Vice Chair George Kingston asked for confirmation that the New Lot B would be nonconforming because of its size. Clerk Tyde Richards explained New Lot B would be nonconforming, as it does not meet the frontage requirements. Vice Chair George Kingston suggested endorsing the ANR plan with the note that New Lot B is not a buildable lot. Representing the applicant was P.E. Mike Smith [Smith Associates Surveyors, 46B Baldwin Street, East Longmeadow, MA]. Mike Smith confirmed Vice Chair George Kingston's suggestion. Board member Pete Punderson stated he was in favor of the action as suggestion. Mike Smith inquired when the endorsed plan would be available to pick up for recording purposes. Vice Chair George Kingston stated the endorsed plan should be available within the next two days.

Motion to endorse the ANR plan made by Board member Pete Punderson; second by Board member Jon Torcia and approved by roll call vote four (4)-zero (0). Chair Russell Denver recused.

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. (Cont. 9/8/2020)

Clerk Tyde Richards read the agenda item into the record. Chair Russell Denver explained the request for extension was not due to the developers inability to meet the deadline but rather in their effort to accommodate DPW's request to wait on the installation of the final coat of asphalt until the more homes have been developed on the lots. Clerk Tyde Richards read into the record an email

correspondence confirming the Chair's explanation between the Planning Director Bethany Yeo and DPW Deputy Superintendent Tom Christensen. No comment in favor or opposition was heard by the public.

Motion to approve the two-year extension of subdivision approval for Hidden Ponds Estates made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by roll call vote five (5)-zero (0).

ADJOURN

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

Respectfully submitted.

Bethany Yeo,
Planning & Community Development Director