



TOWN CLERK
P. BROWN

2018 NOV -7 PM 2:06

TOWN OF EAST LONGMEADOW

**EAST LONGMEADOW PLANNING BOARD
MEETING NOTICE**

Date: October 16, 2018

Time: 6:00 PM

Place: School Committee Conference Room
East Longmeadow High School, 180 Maple St., East Longmeadow, MA

~~DEPT~~ MINUTES

Chairman Kingston called the meeting to order at 6:00pm.

Present: Chairman George Kingston; Vice Chair Russell Denver; Clerk Tyde Richards; Louis Morabito; Jonathan Torcia

Also Present: Administrative Assistant Tracy Berns; Director of Planning and Community Development Constance Brawders (via telephone)

APPROVAL OF MINUTES

The minutes of October 2, 2018 were reviewed. Mr. Torcia moved to approve the minutes of October 2, 2018; second by Mr. Morabito. **The motion to approve the minutes of October 2, 2018 passed 4-1 (Vice Chair Denver abstaining).**

OTHER BUSINESS

Endorsement of Plans , Review of Covenant, Storm water O & M, and Declaration of Home Owner's Association

1. **Case SD-D 2018-01 - Hidden Ponds Estates:** Request by applicant for endorsement of **Definitive Subdivision** plans and acceptance of other documents for a twenty (20) lot subdivision on a 26.344+/- acre site located west of Redstone Drive (Assessor's Parcel 23-77-0) in the Residence A zoning district. Applicant: Bedrock Financial, LLC (dba Rose Bud Builders) P.O. 79, East Longmeadow, MA 01028. The applicant requested to continue to November 20, 2018, as all information is not yet available.

Site Plan Waiver Requests:

2. **Case: SPRW 2018-24, 855 Somers Rd., Donna's Daycare Service.** Request by applicant for a Site Plan Waiver for a family daycare located at 855 Somers Rd. (Assessor's Parcel ID 95-4-6) in the Residential A zoning district. Applicant: Donna Paquin, 855 Somers Rd., East Longmeadow, MA 01028. After consulting with the Building Commissioner, Chairman

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Kingston reported that this business requires special permit and site plan approval, so a Waiver could not be granted. Vice Chair Denver moved to approve the Site Plan Waiver for Donna's Daycare Service; seconded by Mr. Torcia. **The motion to approve the Site Plan Waiver for Donna's Daycare Service at 855 Somers Rd. failed unanimously (0-5).**

3. **Case: SPRW 2018-25, 100 Shaker Rd., Atrium Dental Group.** Request by applicant for a Site Plan Waiver for a dental office located at 100 Shaker Rd. (Assessor's Parcel ID 28-10-A) in the Business zoning district. Applicant: Tomasz Chrzan, 34 East Greenwich Rd., Longmeadow, MA 01106. As this is an existing business with a previously approved site plan already, the applicant now just needs a waiver for the business to renew his business certificate. Vice Chair Denver asked the Chair what the appropriate timing of obtaining a Site Plan Waiver should be. Chair Kingston responded that it should be requested when applying for a business certificate. Applicant Thomas Chrzan stated that he had a previously issued Site Plan Waiver, but thinks the Town lost it. Vice Chair Denver moved to approve the Site Plan Waiver for Atrium Dental Group; seconded by Mr. Morabito. **The motion to approve the Site Plan Waiver for Atrium Dental Group at 100 Shaker Rd. passed unanimously (5-0).**
4. **Case: SPRW 2018-26, 51 Prospect St., Life Flow Wellness.** Request by applicant for a Site Plan Waiver for an alternative wellness facility located at 51 Prospect St. (Assessor's Parcel ID 27-154A-A) in the Residential C zoning district. Applicant: Nancy Allen, 56 Hunt St., Agawam, MA 01001. The applicant's request for Site Plan Waiver was for a business in a Residential zone, which is not an allowed use. The property has been used as a business until as far back as the 1970's, however, and the property owner is in the process of petitioning the Town Council for a zone change from Residential C to Business. Originally, this property was part of a parcel on Shaker Rd. but when separated by an ANR, it is believed an error in zoning may have occurred. Vice Chair Denver moved to approve the Site Plan Waiver for Life Flow Wellness contingent on the zone change being approved by Town Council; seconded by Mr. Torcia. **The motion to approve the Site Plan Waiver for Life Flow Wellness at 51 Prospect St., contingent on the zone change from Residential C to Business being approved by Town Council, passed unanimously (5-0).**

ANR:

5. **Case ANR 2018-03: Professional Office Building at 124 Shaker Rd.** - a request for endorsement of a plan for which Approval is Not Required on a .47 +/- acre site located at 124 Shaker Rd. (Assessor's Parcel ID 28A-3-69 and 28A-4A-71) in the Business zoning district. Applicant: Ventry Properties, LLC, 73 Chestnut St., Springfield, MA 01103. Applicant Daniel Garvey presented the request for ANR. Mr. Garvey stated he possesses a Purchase and Sale agreement to purchase both parcels with the intention of combining the parcels for purposes of building a professional office building. Director Brawdors requested that the Title box on the ANR plan be amended to include the property address. Vice Chair Denver moved to

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endorse the ANR for 124 Shaker Rd.; seconded by Mr. Torcia. **The motion to endorse the ANR Plan of Land for 124 Shaker Rd. passed unanimously (5-0).**

Vice Chair Denver moved to take the agenda out of order, for the purpose of addressing the applicant's concurrent Site Plan Review application next (see item #13); seconded by Mr. Torcia. **The motion to take the agenda out of order passed unanimously (5-0).**

Sign Permits:

6. **Case: SIGN 2018-18, 51 Prospect St., Life Flow Wellness.** Request by applicant for approval of a new sign at 51 Prospect St. (Assessor's Parcel ID: 27-154A-A) in the Residential C zoning district. Applicant: Nancy Allen, 56 Hunt St., Agawam, MA 01001. Vice Chair Denver moved to approve the Sign Permit; seconded by Mr. Torcia. **The motion to approve the Sign Permit for Life Flow Wellness at 51 Prospect St. passed unanimously (5-0).**
7. **Case: SIGN 2018-19, 99 Shaker Rd., Hampden Engineering Corporation.** Request by applicant for approval of a temporary sign at 99 Shaker Rd. (Assessor's Parcel ID: 28-1-0) in the Industrial zoning district. Applicant: Michael J. Flynn, 7 Sound Breeze Ave., Groton, CT 06340. Stanley Witkop, applicant's representative, requested permission for one year, so that the temporary sign could be put out and taken back in, as needed. Vice Chair Denver moved to approve the temporary Sign Permit for six months, subject to renewal as needed; seconded by Mr. Torcia. **The motion to approve the temporary Sign Permit for Hampden Engineering at 99 Shaker Rd. for six months, subject to renewal if needed, passed unanimously (5-0).**
8. **Case: SIGN 2018-20, 61 North Main St., People's United Bank.** Request by applicant for approval of a replacement monument sign at 61 North Main St. (Assessor's Parcel ID: 26-147-0) in the Commercial zoning district. Applicant: Sign Pro, Inc., 60 Westfield Dr., Plantsville, CT 06479. Marisa Montemurro-Rogers of Sign-Pro, Inc. explained the request for more signage than is allowed for per zoning bylaw. As the signs replace previously existing signs on the building, Vice Chair Denver expressed his opinion that replacing one for one would not be detrimental to the area. Director Brawders recommended that the Board stick to the bylaws, as written. Vice Chair Denver moved to approve the Sign Permit; seconded by Mr. Torcia. **The motion to approve the Sign Permit for People's United Bank at 61 North Main St. passed unanimously (5-0).**
9. **Case: SIGN 2018-21, 61 North Main St., People's United Bank.** Request by applicant for approval of a replacement building sign at 61 North Main St. (Assessor's Parcel ID: 26-147-0) in the Commercial zoning district. Applicant: Sign Pro, Inc., 60 Westfield Dr., Plantsville, CT 06479. Marisa Montemurro-Rogers of Sign-Pro, Inc. explained the request for more signage than is allowed for per zoning bylaw. As the signs replace previously existing signs on the building, Vice Chair Denver expressed his opinion that replacing one for one would not be detrimental to the area. Director Brawders recommended that the Board stick to the bylaws, as written. Vice Chair Denver moved to approve the Sign Permit; seconded by Mr. Torcia. **The**

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motion to approve the Sign Permit for People's United Bank at 61 North Main St. passed unanimously (5-0).

- 10. Case: SIGN 2018-22, 61 North Main St., People's United Bank.** Request by applicant for approval of a replacement building sign at 61 North Main St. (Assessor's Parcel ID: 26-147-0) in the Commercial zoning district. Applicant: Sign Pro, Inc., 60 Westfield Dr., Plantsville, CT 06479. Marisa Montemurro-Rogers of Sign-Pro, Inc. explained the request for more signage than is allowed for per zoning bylaw. As the signs replace previously existing signs on the building, Vice Chair Denver expressed his opinion that replacing one for one would not be detrimental to the area. Director Brawders recommended that the Board stick to the bylaws, as written. Vice Chair Denver moved to approve the Sign Permit; seconded by Mr. Torcia. **The motion to approve the Sign Permit for People's United Bank at 61 North Main St. passed 4-1, with Clerk Richards opposed.**

CONTINUED PUBLIC HEARINGS:

- 11. Case SITE 2018-03 - Cornerstone Church.** Request by applicant for Site Plan Review to construct an equipment storage shed on a 9.71+/- acre site located at 15 Kibbe Road (Assessor's Parcel ID: 52-26-D) in the Residential A zoning district. Applicant: Cornerstone Church, 15 Kibbe Rd., East Longmeadow, MA 01028. (continued from September 25, 2018) Chairman Kingston stated that the plan still falls short of the Director's requirements. Director Brawders stated that the provided conceptual plan is not sufficient for approval, as it lacks linear measurements, materials, etc. The requested details have not been provided. Josh Eldridge of Cornerstone Church explained that in order to move forward, the Board's approval is required, first. Received into the record were 8.5 x 11 sheets of plans from the manufacturer of the structure. Director Brawders expressed concern regarding the inadequate lighting plan and lack of photometrics which would show light spill onto neighboring properties. Chairman Kingston pointed out that all the facets of the building need to be included on the plan prior to approval, such as where the lights will be, and how utilities will be fed to the structure. Director Brawders again encouraged the applicant to enlist the services of a qualified professional for preparation of a complete plan. There was no public comment. A copy of the Site Plan for 124 Shaker Rd. was given to the applicant as an example of what the Planning Board is going to need to see. Vice Chair Denver moved to continue the hearing to November 20, 2018; seconded by Mr. Torcia. **The motion to continue the Site Plan Review hearing for Cornerstone Church at 15 Kibbe Rd. to November 20, 2018 passed unanimously (5-0).**
- 12. Case SITE 2018-04 – 604 North Main St.** Request by applicant for Site Plan Review to construct a dental office building on a .32 +/- acre site located at 604 North Main Street (Assessor's Parcel ID: 1A-94-321) in the Business zoning district. Applicant: Andrew Bonavita, 84 Woodsley Rd., Longmeadow MA 01106. (continued from September 25, 2018) Carmino Bonavita of 118 South Brook Rd., Project Architect Philip Burdick, and Dr. Andrew Bonavita of 184 Woodsley Rd., Longmeadow were present. Dr. Bonavita stated that his office

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is currently located at 123 Dwight Rd., Longmeadow, but desires to relocate the practice to East Longmeadow. Mr. Burdick presented the plans for construction of a dental office building on a corner lot. He stated that as he is a registered landscape architect, he is qualified to provide stormwater calculations. Mr. Burdick said he is confident that the stormwater issue has been addressed and is sufficient for a 100 year storm. DPW has requested that an engineer submit the stormwater calculations. Chairman Kingston reiterates that without the DPW's blessing on the stormwater piece, the Planning Board will not approve this Site Plan. He suggested the applicant's agent confer with DPW to clear up stormwater issues. Director Brawdgers pointed out landscaping and lighting requirements, and asked for specific language to be added to the plan. Mr. Burdick stated that the sign permit application will be done concurrently. Ralph Page of 306 Prospect St. asked what kinds and sizes of trees were going to be used in the landscaping. Mr. Burdick replied flowering pear trees were planned and would be set back a good 20 feet from street. Carmino Bonavita expressed his concern that the DPW was so late with comments for the applicant. Mr. Morabito moved to continue the public hearing to October 30, 2018; seconded by Mr. Torcia. **The motion to continue the Site Plan Review hearing for 604 North Main St. to October 30, 2018 passed unanimously.** Chairman Kingston again suggested that the applicant work directly with the DPW to get them what they are asking for. Chairman Kingston reinforced that there shall be no branches below five feet in height and stipulated that the tree pruning schedule be put directly on the plan.

NEW PUBLIC HEARINGS:

13. Case SITE 2018-06: Professional Office Building at 124 Shaker Rd. - a request for site plan approval for a proposed professional office building on a .47 +/- acre site located at 124 Shaker Rd. (Assessor's Parcel ID 28A-3-69 and 28A-4A-71) in the Business zoning district. Applicant: Ventry Properties, LLC, 73 Chestnut St., Springfield, MA 01103. Clerk Richards read the legal notice into the record. Daniel Garvey of 64 South Brook Rd. introduced the project engineer from Sherman & Frydryks, Don Frydryks. Mr. Garvey described the proposed construction of a 3,800 square foot professional office building. Entrances to the business property would be located off of Bond Ave. The front office space would be for the applicant's legal and real estate business. The rear space would be rented to another tenant. There would be no traffic coming in or out from Shaker Rd. Landscape design was done by John Hensen, a licensed landscape architect. Siegfried Porth out of Easthampton, MA will be the project architect.

Discussion ensued as to interpretation of the bylaw restricting building area of a lot to 25% coverage. As the building covers 18.8%, Chairman Kingston ruled that it is within the guidelines. Vice Chair Denver asked some questions about the applicant's proposed hours of use, parking plans and timelines for construction, which were answered succinctly by the

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applicant. Mr. Frydryks explained the drainage and underground filtration system. Ralph Page, 306 Prospect St. asked about the elevation change of the existing grade of the parking lot, which Mr. Frydryks responded as currently 220 with a proposed grade of 221.3.

As there was no additional public comment, as well as no comment from the Board, Chairman Kingston brought the Board's attention back to staff recommendations from the Planning Department, which were largely administrative, but included a change in the frontage on the cover sheet. Mr. Garvey reviewed the landscaping plan for the Board, which included planting species changes per Director Brawders' recommendations. Vice Chair Denver moved to close the public hearing; seconded by Mr. Torcia. **The motion to close the public hearing passed unanimously (5-0).** Vice Chair Denver moved to approve the Site Plan subject to an administrative change to frontage on the cover sheet; seconded by Mr. Torcia. **The motion to approve the Site Plan for 124 Shaker Rd., subject to an administrative change to frontage on the cover sheet, passed unanimously (5-0).**

Vice Chair Denver moved to adjourn at 7:33pm; seconded by Mr. Torcia. **The motion to adjourn at 7:33pm passed unanimously (5-0).**

DATE OF NEXT MEETING:

The next scheduled meeting of the Planning Board is October 30, 2018.

T. Richards
Clerk

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