



## EAST LONGMEADOW PLANNING BOARD

Date: October 30, 2018

Time: 6:00 PM

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

### MINUTES

The meeting was called to order at 6:00pm.

Present: Chairman George Kingston, Clerk Tyde Richards, Louis Morabito, Jonathan Torcia

Absent: Vice Chair Russell Denver

#### APPROVAL OF MINUTES

The minutes of October 16, 2018 were reviewed. Mr. Torcia moved to approve; seconded by Clerk Richards. **The motion to approve the minutes of October 16, 2018 passed unanimously three (3) – zero (0).**

The chair asked for a motion to take Item 9 out of order after receiving a request for continuance by the applicant's agent. Motion was moved by T. Richards; second by J. Torcia. Motion carried three (3) – zero (0) to continue the hearing to November 20, 2018.

#### CONTINUED PUBLIC HEARINGS

##### Item 9:

**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 and October 16, 2018).

#### OTHER BUSINESS

##### PETITIONS for ZONING CHANGE:

- 1. Case: ZN 2018-02, 330 Chestnut St.** Petition by Applicant for zoning change at 330 Chestnut Street (Assessor's Parcel 18-38-0), a 40.35 +/- acre site, *from* Industrial Garden zoning district *to* Mixed Use zoning district. Applicant's agent: Atty. Jane L. Mantolesky, Fitzgerald Attorneys at Law, PC, 46 Center Square, East Longmeadow, MA 01028.

**The Public Hearing will open on November 20, 2018 due to an error in advertising.**

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

- 2. Case: ZN 2018-03, Rear Pease Rd.** Petition by Applicant for zoning change at Rear Pease Rd. (Assessor's Parcel ID 33-1-0), a 21.26 +/- acre site *from* Residence AA District *to* Industrial/Industrial Garden District. Applicant's Agent: James Martin, Robinson Donovan Attorneys at Law, 1500 Main St., Suite 1600, Springfield, MA 01115.

**The Public Hearing will open on November 20, 2018 due to an error in advertising.** However, the applicant traveled from a distance and entreated the board to grant a presentation of materials and brief introduction of a proposal for site development [in compliance with the SMART (Solar Massachusetts Renewable Target) program advanced by the MA Department of Energy Resources], should the zoning change petition be recommended for approval. The chair allowed the applicant to proceed, with clarification that all materials and discussion would take place in the public hearing forum on November 20, 2018.

**Site Plan Waiver Requests:**

- 3. Case: SPRW 2018-19, 15 Benton Drive, Sedgwick.** Request by applicant for a Site Plan Waiver for an insurance claims management business located at 15 Benton Dr. (Assessor's Parcel ID 9-6-4) in the Industrial Garden zoning district. Applicant: Sedgwick Claims Management Services, Inc., 1100 Ridgeway Loop Rd., Memphis, TN 38120. Board member Torcia moved to grant the waiver of site plan review; seconded by Board member T. Richards.  
**The motion to grant the waiver of site plan review for an insurance claims management business at 15 Benton Dr. passed three (3) – zero (0).**
- 4. Case: SPRW 2018-27, 51 Prospect Street, Right at Home.** Request by applicant for a Site Plan Waiver for office space located at 51 Prospect St. (Assessor's Parcel ID 27-154A-A) in the Residence C zoning district. Applicant: Jose Cid, 30 Oak Brook Dr., East Longmeadow, MA 01028. Board member Torcia moved to grant the waiver of site plan review; seconded by Board member T. Richards.  
**The motion to grant the waiver of site plan review for Right at Home at 51 Prospect St. passed three (3) – zero (0).**
- 5. Case: SPRW 2018-28, 223 Hampden Rd., Laffan's Ledger.** Request by applicant for a Site Plan Waiver for a home office located at 223 Hampden Rd. (Assessor's Parcel ID 77-56-0) in the Residential A zoning district. Applicant: Deanna Laffan, 223 Hampden Rd., East Longmeadow, MA 01028. Board member Torcia moved to grant the waiver of site plan review; seconded by Board member T. Richards.  
**The motion to grant the waiver of site plan review for Laffan's Ledger at 223 Hamden Rd. passed three (3) – zero (0).**

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6. **Case: SPRW 2018-29, 434 North Main St., Orange Theory Fitness.** Request by applicant for a Site Plan Waiver for a fitness studio located at 434 North Main St. (Assessor's Parcel ID 13-14-D) in the Commercial zoning district. Applicant: Brian Burke, 386 Green Hill Rd., Longmeadow, MA 01106. Board member Torcia moved to grant the waiver of site plan review; seconded by Board member T. Richards.

**The motion to grant the waiver of site plan review for Orange Theory Fitness at 434 North Main St. passed three (3) – zero (0).**

**ANR:** No submittals

**Sign Permits:**

7. **Case: SIGN 2018-23, 611 North Main St., Zain's Smokeshop.** Request by applicant for approval of a new sign at 611 North Main St. (Assessor's Parcel ID: 1A-56-94) in the Business zoning district. Applicant: Muhammad Tahla, 17 Locust St., Springfield, MA 01108. Board member Torcia moved to grant the sign permit application; seconded by Board member T. Richards.

**The motion to approve the sign permit for Zain's Smokeshop at 611 North Main St. passed three (3) – zero (0).**

8. **Case: SIGN 2018-24, 611 North Main St., Zain's Smokeshop.** Request by applicant for approval of a new sign at 611 North Main St. (Assessor's Parcel ID: 1A-56-94) in the Business zoning district. Applicant: Muhammad Tahla, 17 Locust St., Springfield, MA 01108. Board member Torcia moved to grant the sign permit application; seconded by Board member T. Richards.

**The motion to approve the sign permit for Zain's Smokeshop at 611 North Main St. passed three (3) – zero (0).**

**NEW PUBLIC HEARINGS:** No submittals

**ADMINISTRATIVE MATTERS:**

Comments from Conservation Commission for plan submittals: None

Forms

Sign Permit Approval process

Commercial Vehicle definition

**ADJOURN: 6:38 p.m. Motion J. Torcia; second T. Richards. APPROVED three (3) – zero (0)**

  
\_\_\_\_\_  
Tyde Richards, Clerk

12-4-18  
\_\_\_\_\_  
Date

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