



## EAST LONGMEADOW PLANNING BOARD

Date: November 20, 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: Present: Chairman George Kingston, Vice Chair Russell Denver, Louis Morabito, Jonathan Torcia

Absent: Clerk Tyde Richards

#### APPROVAL OF MINUTES

October 30, 2018

CONTINUED TO DECEMBER 4, 2018

#### New Public Hearings

**1. Case SP 2018-02: 855 Somers Road - Request by applicant for a Special Permit for Family Child Care Services at 855 Somers Road (Assessor's Parcel 95-4-6), on a 1.06+/- acre site, located in the Residence A zoning district. Applicant: Donna M. Paquin, 855 Somers Road, East Longmeadow, MA 01028.**

The applicant and Commonwealth of MA have made a modification to the license for family child care service, reducing the number of children from eight (8) to (6) six. Therefore, a Special Permit is not required from the Planning Board. The Planning Board voted to grant the request to withdraw the application from consideration without prejudice.

**The motion to approve the withdrawal of the applicant for a special permit for Family Child Care Services at 855 Somers Road was made by R. Denver; seconded by J. Torcia; motion passed four (4) – zero (0).**

**1. Case: ZN 2018-02, 330 Chestnut Street: Petition by Applicant to consider a 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.**

Legal Notice was read into the record by Board member Torcia. Chairman Kingston introduced the petition for zoning change by the applicant from Industrial Garden to Mixed Use, specifically noting this was a proposal to introduce a new zoning district to the Town of East Longmeadow. The Chair elaborated by informing the constituency on steps to be taken: First, a zoning district is established, with the pertinent by-law drafted for review by the Planning Board, then approval by the governing body. Second, the Planning Board conducts a

Public Hearing to consider the designation of the proposed district to a particular site. Third, site plan review is considered for a project proposal that satisfies the criteria of the Mixed Used zoning district.

Developer John Taikina (M&M Realty Partners, 1260 Stelton Rd, Piscataway Township, NJ 08854) presented a PowerPoint illustrating the concept for mixed use development using existing models for development.

In response to the presentation, Chairman Kingston invited the developer to present at the December 4, 2018 meeting of the Planning Board the type of uses the developer sought to introduce into the mix of retail, commercial, and housing which would be amended to the current East Longmeadow Table of Use and Dimensional Regulations. The Chair indicated there was a high level of interest in the change of use of the land, should the zoning district petition be approved. The Chair also asked that the applicant entertain a Special Permit, keeping the current zoning in place in the Industrial Garden zoning district.

Board member J. Torcia asked that Mr. Taikina return to the Board with information on the demographic mix of current projects and impact on the school enrollment. Board member Denver suggested the developer supply the Board with detailed history of their development projects, Traffic Impact analysis for the site, and cost/benefit analysis of a project of such magnitude here in East Longmeadow.

Comments received from the public:

1. Mr. Scibelli (21 Kibbe Rd) inquired as to the price range of the proposed project.
2. Marilyn Richards (342 Pinehurst Rd) urged the applicant to consider affordability of housing.
3. Elizabeth Boucher (138 Pease Rd) voiced concerns about the impact on housing affordability, potential effect on existing business and office space vacancies, and other examples of mixed use development introduced in communities similar to the human geography of East Longmeadow.
4. Ralph Paige (306 Prospect St) inquired on authorship and implementation of the by law.
5. Town Councilor Donald Anderson (22 Skyline Dr) expressed concern in meeting the Town's affordable housing requirement [of 10%] should a proposal to develop the land for housing move forward.

**The motion to continue the public hearing on 12/04/2018 at 7:00pm was made by R. Denver; seconded by J. Torcia. Motion passed unanimously (4-0).**

2. **Case: ZN 2018-03, Rear Pease Road: Petition by Applicant to consider a zoning change at Rear Pease Road (Assessor's Parcel 33-1-0), a 21.26+/- acre site, from Residence AA to Industrial / Industrial Garden Park zoning district. Applicant's agent: Atty. James Martin, Robinson Donovan, 1500 Main Street, Ste. 1600, Springfield, MA 01115.**

Statements in opposition for the proposed zoning change were read by Marilyn Richards and Christa Jordan of 39 Capri Drive. The planning board received copies into the record.

Comments received from the public:

Elizabeth Boucher (138 Pease Road) expressed concerns regarding the long term effects of solar energy, if this proposal could be interpreted as spot zoning, and encouraged the Planning Board to consider Chestnut Street for the site of such a proposal.

Ralph Paige (306 Prospect Street) asked for clarification on the zoning district change and requested that the Planning Board deny the petition due to lack of 250 FT frontage, as stipulated under the requirements for Industrial Garden Park zoning. Mr. Page echoed concerns expressed by the previous constituent regarding spot zoning and recommended the petitioner look for open space within the existing Industrial Garden Park or Industrial zoning districts for a solar project. Final concerns raised by Page centered on the size of the project proposal with possible future increase in the scale of the project.

Melissa Welsch (42 Capri Drive) stated she was not in favor for the solar farm, as she believed solar is detrimental to the development of the community, and therefore not beneficial to the town.

Discussion ensued. The Board stated the following as the basis for not recommending the zoning change to the East Longmeadow Town Council:

1. The zoning change is not consistent with the Master Plan [i.e., General Growth: the use for development purposes of only the land types and locations that are the most suitable for residential, business, industrial, and other purposes].
2. As the Town currently allows the by right use of Ground Mounted Photovoltaic Arrays in the Industrial and Industrial Garden park zoning districts, the Board determined it would be in the public interest to keep industry in zoning district areas that would minimize impact on residential districts and residents.
3. The proposed use of Ground Mounted Photovoltaic Installations is a use that is inconsistent with the adjacent Residence AA zoning district [and, therefore, inappropriate for the interest of the neighborhood and community].

**The motion to recommend a zoning change for Rear Pease Road [in the affirmative] was made by R. Denver; seconded by J. Torcia. The motion carried zero (0) – four (4). (The Planning Board did not recommend to Town Council its support of the petition for zone change).**

3. **Case: ZN 2018-04, 51 Prospect Street:** Petition by Applicant to consider a zoning change at 51 Prospect Street (Assessor's Parcel 27-154A-A), a 0.23+/- acre site, *from* Residence C to Business District. Applicant's agent: Atty. John F. Soja, Soja Law Office, 2022 Boston Road, Wilbraham, MA 01095.

The zoning change proposal is for an expansion of an adjacent zoning district [Business Zoning district] for an existing [business] use, an activity that has been in place since the construction of the building in 1979.

**The motion to consider a zoning change at 51 Prospect St. from Residence C to Business District was made by R. Denver; seconded by Jonathan Torcia. The motion passed unanimously (4-0). (Planning Board supported the zone change petition and recommended its support to Town Council).**

**Site Plan Waiver Requests:**

No Site Plan Waiver requests

**ANR:**

No ANR Plans

**Sign Permits:**

- 4. Case SIGN 2018-25 –Request by applicant, Whitestone Marketing Partners (DBA Go Graphix), for approval of new 93.5 SF building sign at 31 Benton Drive (Assessor’s Parcel ID 9-8-12) in the Industrial Garden Park (IGP) zoning district. Applicant’s Agent: Meg Moriarty, GoGraphix, 31 Benton Drive, East Longmeadow, MA 01028.**

**The motion to approve the sign permit application for Whitestone Marketing Partners (DBA GoGraphix) at 31 Benton Drive was made by Russell Denver; seconded by Jonathan Torcia. The motion passed unanimously (4-0).**

- 5. Case SIGN 2018-26 –Request by applicant, Allied Floor and Paint, for approval of a 48 SF building sign at 55 North Main Street (Assessor’s Parcel ID 26-148-0) in the Business zoning district. Applicant’s agent: Amanda Anderson, Sign Technologies, Inc., P.O. Box 237 Chicopee, MA 01021.**

**The motion to approve the sign permit application for Allied Floor and Paint at 55 North Main Street was made by Russell Denver; seconded by Jonathan Torcia. The motion passed unanimously (4-0).**

- 6. Case SIGN 2018-27 - Request by applicant, Allied Floor and Paint, for approval of a 24 SF ground sign at 55 North Main Street (Assessor’s Parcel ID 26-148-0) in the Business zoning district. Applicant’s agent: Amanda Anderson, Sign Technologies, Inc., P.O. Box 237 Chicopee, MA 01021.**

**The motion to approve the sign permit application for Allied Floor and Paint at 55 North Main Street was made by Russell Denver; seconded by Jonathan Torcia. The motion passed unanimously (4-0).**

**CONTINUED PUBLIC HEARINGS:**

7. **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 and October 16, 2018).

**The motion for Site Plan Review to construct an equipment storage shed for 15 Kibbe Road was made by Russell Denver; seconded by Jonathan Torcia. The motion passed unanimously (4-0).**

8. **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, October 16, October 30, 2018).

**The motion for Site Plan Review to construct a dental office building for 604 North Main Street was made by Russell Denver; seconded by Jonathan Torcia. The motion passed unanimously (4-0).**

**OTHER BUSINESS:**

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

9. **Case SD-D 2018-01 - Hidden Ponds Estates:** Request by applicant for endorsement of a **Definitive Subdivision** plan 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.

Plans were not endorsed because the Town's Attorney was not given adequate time by the applicant to review final documents

**ADMINISTRATIVE MATTERS:**

**Comments from Conservation Commission for plan submittals**

No Comments

**Forms**

No new forms were presented

**Sign Permit Approval process**

Recommended by Town Council to Public Hearing by Planning Board. Scheduled to the December 4, 2018 meeting of the Planning Board.

**Commercial Vehicle definition**

Recommended by Town Council to Public Hearing by Planning Board. Scheduled to the December 4, 2018 meeting of the Planning Board.

**Update to Master Plan**

Presentation made to Town Council November 13, 2018

**ADJOURN:**

Board member J. Torcia moved to adjourn at 8:20 p.m.; seconded by Board member R. Denver. The motion passed unanimously (4-0).

**DATE OF NEXT MEETING:**

The next scheduled meeting of the Planning Board is December 4, 2018.

Respectfully submitted,



**Tyde Richards**

**Clerk**

12-4-18