



Town of East Longmeadow Planning and Community Development Memorandum

To: Jeanne Quaglietti, Town Clerk/Clerk of the Council
East Longmeadow Town Council

From: Rob Watchilla, Director of Planning
East Longmeadow Planning Board

Date: February 19, 2025

Re: Recommendations for Bylaw Amendment – Convalescent, Assisted-Living, Congregate Elderly, Handicapped Housing or Nursing Home

At the February 18, 2025 meeting of the East Longmeadow Planning Board, the Board reviewed proposed amendments to the Town of East Longmeadow Zoning Bylaw for the amendment to Table 3-1 (Schedule of Use Regulations) to allow for the use category (convalescent, assisted-living, congregate elderly, handicapped housing or nursing home) allowed by Special Permit in the Industrial Garden Park (IGP) Zoning District. The Board voted unanimously to send their recommendations to the Town Council and encourage that they review & adopt the amendments as presented. Text in **BLUE** indicates language to be included, while **RED** text indicates language to be deleted. Language that is **HIGHLIGHTED** are additional recommendations included by the Planning Board.

The advertised Public Hearing and the Board's discussion on this vote are duly noted in the minutes and recordings of their February 18, 2025 meeting.

Respectfully submitted,

Robert A. Watchilla

Robert A. Watchilla, AICP
Director of Planning

450 Attachment 1

**Town of East Longmeadow
Table 3-1: East Longmeadow Schedule of Use Regulations**

PROPOSED AMENDMENT

Bylaw No.	Land Use Classification	Standards and Conditions	AA	A	B	C	ER	COM	BUS	I	IGP	GR	PUR	PAR	MUV
C.	COMMUNITY AND PUBLIC SERVICE USES														
(1)	Town buildings, playgrounds and parks and associated accessory buildings	As may be ordered by the Department of Public Works or Town officials having charge of the land upon which said accessory buildings are or will be erected	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	N	Y
(2)	Ground-mounted photovoltaic arrays	See Article X.	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	SP
(3)	Public or nonprofit school and college	See § 450-5.10.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
(4)	Child-care facility		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(5)	Family home day-care and large family home day-care	See § 450-8.5.	SP	SP	SP	SP	SP	SP	N	N	N	N	SP	N	N
(6)	Church or other place of worship	See § 450-5.10.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
(7)	Public library, museum	See Article VIII.	SP	SP	SP	SP	SP	Y	N	N	N	N	SP	N	N
(8)	Public or commercial garage	See Article VIII.	N	N	N	N	N	N	SP	SP	SP	N	N	N	N
(9)	Telephone exchange buildings, public utility substation	See Article VIII.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP
(10)	Wireless/Telecommunications service facilities and towers	See Article VIII.	N	N	N	N	N	SP	SP	SP	SP	N	N	N	SP
(11)	Cemetery	Must be adjacent to or extension of an existing cemetery	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	N	N
(12)	Crematory	Must be situated within existing cemetery	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	N	N
(13)	Membership club, lodge, social, recreational and community center organization		N	N	N	N	N	N	Y	N	N	N	SP	N	SP
(14)	Convalescent, assisted-living, congregate elderly, handicapped housing or nursing home	See Article VIII.	SP	SP	SP	SP	SP	N	N	N	N SP	N	SP	N	N
(15)	Hospital or sanitarium, medical clinic	See Article VIII.	SP	SP	SP	SP	SP	N	N	N	SP	N	SP	N	SP