



## 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: April 2, 2025

Re: Recommendations for Bylaw Amendment – Message Therapist Facilities

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At the April 1, 2025 meeting of the East Longmeadow Planning Board, the Board reviewed proposed amendments to the Town of East Longmeadow Zoning Bylaw to delete §450-8.9 (Massage Therapist Facilities) and to amend Table 3-1 (Schedule of Use Regulations) of the East Longmeadow Zoning Bylaw to allow for the use category Massage Therapist Facility or Licensed Massage Therapy Salon allowed by Right in the Commercial, Business, Industrial, and Mixed-Use Village Zoning Districts. 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 April 1, 2025 meeting.

Respectfully submitted,

*Robert A. Watchilla*

Robert A. Watchilla, AICP  
Director of Planning

**ARTICLE VIII**  
**Special Permits**

~~§ 450-8.9. Massage therapist facilities.~~

- ~~A.—Any person or entity seeking to open a new or to maintain an existing massage therapist facility must submit a floor plan for the premises or portions thereof to be used in connection with the massage therapist facility.~~
- ~~B.—Every massage therapist facility shall file with the special permit application:~~
- ~~(1)—A copy of its state license as a massage therapy salon and the state massage therapist license for each massage therapist employed at the facility.~~
  - ~~(2)—Photo identification, either a driver's license or a state issued alternative for non drivers, for each massage therapist and any other employee, the current residential address and telephone number of each massage therapist. This information shall be updated annually in December. If a massage therapist or a non-therapist employee is hired during the calendar year, said information shall be filed with the special permit granting authority before the therapist or employee begins work.~~
- ~~C.—Violations of the provision of this section or performance of any criminal activity by a massage therapist or other employee while on the premises shall be sufficient cause to revoke the special permit.~~
- ~~D.—Every massage therapist facility currently operating in East Longmeadow shall apply for and obtain a special permit for the facility by December 31, 2012.~~
- ~~E.—Any new massage therapist facility, before opening for business, must obtain a special permit under this section.~~

**§ 450-8.109. Registered marijuana dispensaries (RMDs).**

- A. Any person or entity seeking to open a new or to maintain an existing RMD facility must:
- (1) Complete an application for a special permit and submit it to the Planning Board, which is the special permit granting authority.
  - (2) The special permit for an RMD shall be limited to one or more of the following uses that shall be prescribed by the special permit granting authority:
    - (a) Cultivation of marijuana for medical use (horticulture) (special permit not required for sites meeting agricultural exemption standards pursuant to MGL c. 40A, § 3);
    - (b) Processing and packaging of marijuana for medical use, including marijuana that is in the form of smoking materials, food products, oils, aerosols, ointments and other products;
    - (c) Retail sale or distribution of marijuana for medical use to qualifying patients; or
    - (d) Wholesale sales of marijuana for medical use to other RMDs in Massachusetts.
  - (3) In addition to the application requirements set forth in this bylaw, a special permit for an RMD shall include the following:

ZONING

Bylaw No.	Land Use Classification	Standards and Conditions	AA	A	B	C	ER	COM	BUS	I	IGP	GR	PUR	PAR	MUV
(6)	Supermarket		N	N	N	N	N	N	Y	Y	N	N	N	N	Y
(7)	Personal service shop		N	N	N	N	N	N	Y	Y	N	N	N	N	Y
(8)	Massage therapist facility or licensed massage therapy salon	See Article VIII and § 450-8.9.	N	N	N	N	N	SP Y	SP Y	SP Y	N	N	N	N	SP Y
(9)	Gasoline filling station	Body and fender work prohibited. See § 450-5.7.	N	N	N	N	N	N	Y	Y	N	N	N	N	N
(10)	Gasoline filling station with convenience store	Body and fender work prohibited. See § 450-5.7 and Article VIII.	N	N	N	N	N	N	SP	SP	N	N	N	N	N
(11)	Car washing facility	See § 450-5.7 and Article VIII.	N	N	N	N	N	N	SP	SP	N	N	N	N	N
(12)	Automobile repair shop, storage battery service, greasing station	Body and fender work prohibited. See § 450-5.7.	N	N	N	N	N	N	Y	Y	N	N	N	N	N
(13)	Used car lot	See § 450-5.7 and Article VIII.	N	N	N	N	N	N	SP	N	N	N	N	N	N
(14)	Restaurant	See Article VIII.	N	N	N	N	N	N	SP	SP	N	N	N	N	SP
(15)	Funeral establishment		N	N	N	N	N	N	Y	Y	N	N	N	N	N
(16)	Veterinary hospital	All animals must be kept inside permanent buildings	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y
(17)	Gaming establishments		N	N	N	N	N	N	N	N	N	N	N	N	N
(18)	Medical marijuana treatment centers, registered marijuana dispensaries	See Article VI, Article VIII and § 450- 8.10.	N	N	N	N	N	N	N	N	SP	N	N	N	N
(19)	Adult uses	See definitions in Article X and § 450- 8.12.	N	N	N	N	N	N	N	N	SP	N	N	N	N
(20)	Self-service storage facility	See Article VIII.	N	N	N	N	N	N	N	SP	SP	N	N	N	N
<b>F.</b>	<b>INDUSTRIAL USES</b>														
(1)	Industrial uses, not commonly considered hazardous or noxious	All industrial uses are permitted except those uses listed in § 450-3.1. No use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of fire or explosion.	N	N	N	N	N	N	N	Y	Y	N	N	N	N
(2)	Wholesale trade and warehouse operations		N	N	N	N	N	N	N	Y	Y	N	N	N	N