



## Town of East Longmeadow Planning and Community Development Memorandum

To: Jeanne Quaglietti, Town Clerk/Clerk of the Council  
From: Rob Watchilla, Director of Planning  
Date: July 9, 2025  
Re: Final Report of Adopted Zoning Amendments – Private Car Sales

---

Ms. Quaglietti,

Please see the attached Zoning Amendment which was adopted by the East Longmeadow Town Council at their July 8, 2025 meeting. The proposed amendments pertain to amending §450-3.3 (Additional use, dimensional and density regulations) to add new subsection §450-3.3. A. (10), introducing regulations on Used Motor Vehicle Sales (not including car dealerships and car auctions) on Private Property. Text in **BLUE** indicates language to be include, while **RED** text indicates language to be deleted.

Respectfully submitted,

*Robert A. Watchilla*

Robert A. Watchilla, AICP  
Director of Planning

**ARTICLE III: USE REGULATIONS****§ 450-3.3. Additional use, dimensional and density regulations.**

## A. General provisions.

- (8) Unregistered vehicles in districts where residential uses are allowed.
- (a) The keeping of more than one unregistered or inoperable vehicle, assembled or disassembled, and in sight of all abutters and public ways, for more than 30 days on any premises shall not be permitted. The condition of said unregistered vehicle shall not pose a safety or health issue. All other unregistered vehicles on residential parcels must be stored in an enclosed building, out of sight of all abutters and public ways. The use of a tarp or similar material to satisfy the out-of-sight requirement is prohibited.
  - (b) The keeping of unregistered truck trailers or the like, either assembled or disassembled, on a parcel is prohibited for all residential uses, except the aforementioned will be exempt when used for agriculture or farm business. See definitions of "agriculture," "farm business" and "vehicle" in Article XI of the East Longmeadow Zoning Bylaw.
- (9) Recreational vehicles. Recreational vehicles, or trailers for the purpose of carrying recreational equipment, may be kept or stored on any lot where the principal use of said lot is residential in nature. Any such recreational vehicle or trailer shall be kept in the side or rear yard and/or at least to the rear of the setback line of the primary building. Recreational vehicles shall not be used for living quarters.
- (10) [Used Motor Vehicle Sales on Private Property](#)
- (a) [No Used Motor Vehicle may be offered for sale on any private property except in accordance with M.G.L. Ch. 90 and with a license granted under M.G.L. Ch. 140 §57. Individuals who do not possess a license under M.G.L. Ch. 140 §57 must also adhere to the following conditions:](#)
    - [No more than one \(1\) vehicle will be permitted to be posted for sale at one time.](#)
    - [No more than two \(2\) vehicles will be permitted to be posted for sale on the same premises within a 12 month period.](#)