

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Ralph Page, chair

Michael Carabetta, vice chair

Tyde Richards, clerk

George Kingston

Deborah Bushnell

robyn d. macdonald, director

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Minutes of April 19, 2016

Present were: Chair, Ralph Page; Vice Chair, Michael Carabetta; Clerk, Tyde Richards, George Kingston and Deborah Bushnell.

Request for Waiver of Site Plan Review – Charlie Richard, Lot 13, Baldwin Street

Clerk, Tyde Richard read a Request for Waiver of Site Plan Review from Charlie Richard Lot 13, Baldwin Street for a 1,690 sq. ft. commercial building with parking.

Mr. Page said that it looks like Mr. Richard is proposing a new structure on a vacant lot. He said that he can't remember a time when the Board waived a Site Plan for a brand new structure and addressed the Board for questions or comments.

Mr. Kingston said that his concerns are that they don't know what the use is going to be so it is difficult to judge whether the parking is correct. He said giving a waiver basically removes any further oversight and the plan is really not part of the waiver, it's not referenced in the waiver and he is very uncomfortable about that given that the Board has been burned on that sort of situation before. Mr. Kingston said in his opinion he thinks a Site Plan for a new building really should be required.

Ms. Bushnell said going through the Site Plan Review process and being the newest member it struck her as odd that it was a request for Waiver of Site Plan Review without a building and she has the same concerns as Mr. Kingston.

Mr. Carabetta said that he agrees that there is not enough information for what he wants to do.

Mr. Page said one of the things he noticed was under the waiver it talks about if there is an enlargement and without a building there can't be any enlargement. He said that he didn't see anything that says they can waive a new construction and that is why he was wondering if they have ever done anything like that before.

Mr. Richards said that he also feels that they need more information and by waiving it they would not have a chance to look at any additional information and doesn't think they should waive it.

Mr. Kingston said if they have a Site Plan then they would have something to reference if anything has to be changed.

Mr. Richard said that there isn't too much change because the property is only so big with the 25 foot landscape buffer and there is a catch basin right in front of the property.

Mr. Richards said that everything that he would have to go through is the same stuff he has to do anyways. He said that he can't build a building without engineer plans and basically most everything is going to be required anyway and it is not really asking him to do any thing additional that he would have to do to get a building permit.

Mr. Carabetta said from a historical point of view they are going to need something on record, what the use is, what the parking is, what's been allowed because if he ever sells it the next owner will have some reference to as what was done.

Mr. Page told Mr. Richard he could do one of two things he could withdraw the Request for Waiver or the Board could take a vote on it as submitted.

Mr. Richard said whoever uses the building has to come before the Board for approval correct and then they will know if there is enough parking or not and then they could always say yes or no then. Mr. Richards said but then the building is built.

Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted to deny the Request of Waiver of Site Plan Review.

Reorganization of the Board

The Board members re-organized and upon motion duly made by George Kingston and seconded by Tyde Richards, the Board voted unanimously to elect Ralph Page as Chairman for the 2016-2017 year. Upon motion duly made by Michael Carabetta and seconded by Tyde Richards, the Board voted unanimously to elect George Kingston as Vice Chairman for the 2016-2017 year. Upon motion duly made by Michael Carabetta and seconded by Deborah Bushnell, the Board voted to elect Tyde Richards as Clerk for the 2016-2017 year.

Request for Signage – Elegance Barbershop, 671 North Main Street

Clerk, Tyde Richards read a request for signage from Elegance Barbershop, 671 North Main Street.

After review of the proposed signage and upon motion duly made by Michael Carabetta and seconded by George Kingston, the Board voted unanimously (5-0) to approve the building signage as presented for Elegance Barbershop. There will be one sign measuring 8' x 2' 6" for a total of 16.6 square feet. This sign is an awning which will be placed over the entrance door conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Request for Signage – Elements Massage, 80 Center Square

Clerk, Tyde Richards read a request for signage Elements Massage, 80 Center Square.

After review of the proposed signage and upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to approve the replacement signage for Elements Massage measuring approximately 20 square feet together with two directory signs to be placed on the existing ground directory signs at the entrances to the plaza conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Request for Temporary Signage – Cupcake Café, 225 Shaker Road

Clerk, Tyde Richards read a Request for Temporary Signage from Cupcake Café for 225 Shaker Road.

After review of the proposed temporary signage and upon motion duly made by Michael Carabetta and seconded by George Kingston, the Board voted unanimously (5-0) to allow a temporary sign for Cupcake Café to be displayed on the grass at 225 Shaker Road until May 7, 2016 conditioned upon the applicant obtaining a sign permit from the Building Inspector. The sign will measure 18" x 27" for a total of 3.38 square feet and advertise cupcake sales for mother's day at Bodacious Books and Baubles. The sign shall be placed at least 8 feet off the roadway edge and off of town property.

Waiver of Site Plan Review Approved

Shapes A Salon moving from 219 Shaker road to 217L Shaker Road

Minutes

The Board reviewed the minutes of March 8, 2016 and upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted (4-0) to approve the minutes, Tyde Richards abstained.

The Board reviewed the minutes of April 5, 2016 and upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted (5-0) to approve the minutes.

With no further business and upon motion duly made by Michael Carabetta and seconded by George Kingston, the Board voted 5-0 to adjourn at 6:30 p.m.

For the Board,

Tyde Richards, Clerk