



# NOTICE OF HEARING, MEETING & AGENDA

## EAST LONGMEADOW PLANNING BOARD

When: Tuesday, February 21, 2023

Time: 6:00 PM EST

Location: Pleasant View Senior Center, 328 North Main Street, East  
Longmeadow, MA 01028

And via Zoom Webinar:

<https://us02web.zoom.us/j/89334188539?pwd=b1BMQWw0ZWQ4OEdeTRHTit0NzEzZz09>

Webinar ID: 893 3418 8539; Passcode: 746415

Or one-tap mobile:

US: +16469313860, 89334188539# or +13017158592, 89334188539#

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### Agenda

#### CALL THE MEETING TO ORDER

#### CALL THE ROLL

#### APPROVAL OF MINUTES

- February 7, 2022

#### SITE PLAN REVIEW WAIVERS

1. **Case SPRW-2023-06:** Request for Site Plan Review Waiver for RMorton Management LLC dba Goosehead Insurance, an insurance office at 200 North Main Street, Unit 4 (Assessor's Parcel ID 25-4-4) in an existing structure located in the Business zoning district. Applicant: Rana Morton, 123 Bronson Terrace, Springfield, MA 01108
2. **Case SPRW-2023-07:** Request for Site Plan Review Waiver for installation of fifteen (15) fuel cell generators at 108 Industrial Drive (Assessor's Parcel ID 9-2A-11A) on a 27.01 +/- acre lot located in the Industrial Garden Park zoning district. Applicant: Edward Berezhnoy, SK Ecoplant, 3161 Michelson Drive #925, Irvine, CA, 92612

#### PUBLIC HEARINGS

1. **Case SITE 2022-07:** Request for Site Plan Review for the construction of a warehouse building and associated site improvements at 330 Chestnut Street (Assessor's Parcel ID 18-38-0) on a 40.35 +/- acre lot in the Industrial Garden Park zoning district. Applicant: East Longmeadow Redevelopers, LLC, 1260 Stelton Road, Piscataway, NJ 08854 (cont. 9/20/2022, 11/15/2022, 12/20/2022)
2. **Case SITE-2023-01:** Request for Site Plan Review for the construction of a drive-thru bank and associated site improvements at 14-16 Maple Street (Assessor's Parcel ID 7-155-0) on a 0.49 +/- acre lot located in the Business zoning district. Applicant: TPG Architecture, LLP c/o Stonefield Engineering and Design, LLC, 92 Park Avenue, Rutherford, NJ 07070
3. **Case SITE-2023-02:** Request for Site Plan Review for the conversion of office space to Sola Salon

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact the Planning Department at 413-525-5400 x 1700 or MassRelay 711. Requests should be made as soon as possible but at least 48 hours prior to the scheduled meeting. The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may, in fact, be discussed. Other items not listed may be brought up for discussion to the extent permitted by law. Massachusetts General Laws, chapter 30A, Section 20(e) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.

Studios, private salon studios at 60 Shaker Road, 2<sup>nd</sup> Floor (Assessor's Parcel ID 27-170-0) on a 1.10 +/- acre lot located in the Business zoning district. Applicant: G5 Management Group Inc., 8 Briar Cliff Drive, Wilbraham, MA 01095

4. **Case SP-2023-01:** Request for Special Permit for Mess LLC dba East Village Tavern, a restaurant at 53-55 North Main Street (Assessor's Parcel ID 26-148-0) in an existing structure located in the Business zoning district. Applicants: John & Joseph Sullivan, 14 Brighton Street, Springfield, MA 01118

#### **OTHER BUSINESS**

1. Director's Report

#### **ADJOURN**