



NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, March 15, 2022
Time: 6:00 PM Eastern Time (US and Canada)
Via zoom webinar

Marked Agenda

CALL THE MEETING TO ORDER: 6:00 PM

CALL THE ROLL

Present Russell Denver, Chair
 George Kingston, Vice Chair
 Cassandra Cerasuolo
 Pete Punderson
Absent Jonathan Torcia, Clerk
Staff Present Nina Fazio, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

- March 1, 2022

Motion to approve GK; CC. APPROVED 3-0. PP abstained.

SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2022-3:** Request for a Site Plan Review Waiver for Your Best Self Esthetics at 45 Crane Avenue (Assessor's Parcel ID 27-24-A-1) in an existing structure located in the Business zoning district. Applicant: Rebecca Lombardi, 32 Baldwin Drive, Hampden, MA 01036

Applicant was not present. Motion to table until next meeting PP; GK. APPROVED 4-0.

PUBLIC HEARINGS:

1. **Case SD-D 2022-1: Definitive Subdivision Plan for Happy Acres Subdivision:** Request by applicant for definitive subdivision approval for a twenty-three (23) lot subdivision on a 31.8 +/- acre lot at 43 South Bend Lane (Assessor's Parcel ID 54-6-0) located in the Residence A zoning district. Applicant: Marlene Goldstein, 43 South Bend Lane, East Longmeadow, MA 01028

Motion to continue until 4/19/2022 at 6:00pm GK; PP. APPROVED 4-0.

2. **Case SP 2022-2:** Request for Special Permit for the conversion of an existing manufacturing facility into a private gym at 21 Baldwin Street (Assessor's Parcel ID 27-12-21) on a 1.90 +/- acre lot located in the Industrial zoning district. Applicant: JGM Holdings, LLC, 444A North Main Street Suite 222, East Longmeadow, MA 01028

Motion to approve GK; CC. APPROVED 4-0.

3. **Case SP 2022-3:** Request for Special Permit amendment for a dog daycare facility for K9 & Pets Dog Training, LLC at 576 North Main Street (Assessor's Parcel ID 1A-91-571) in an existing structure located in the Business zoning district. Applicant: K9 & Pets Dog Training, LLC c/o Sergio Nieves, 576 North Main Street, East Longmeadow, MA 01028

Page 2-2

Motion to approve, with conditions, GK; PP. APPROVED 4-0.

OTHER BUSINESS:

1. Director's Report

ADJOURN

Motion to adjourn PP; GK. APPROVED 4-0 at 7:46 PM.