



NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, April 5, 2022

Time: 6:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83573485629?pwd=SnRpN1dBVDU2MG1SdHQxNTBZV0x0QT09>

Passcode: 840991

Or One tap mobile :

US: +13017158592,,83573485629# or +13126266799,,83573485629#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 835 7348 5629

International numbers available: <https://us02web.zoom.us/j/83573485629>

Agenda

CALL THE MEETING TO ORDER

CALL THE ROLL

APPROVAL OF MINUTES

- March 15, 2022
- January 15, 2019 Executive Session
- September 17, 2019 Executive Session
- February 18, 2020 Executive Session

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 (Cont. 3/15/2022)
2. **Case SPRW 2022-4:** Request for a Site Plan Review Waiver for Bare Salon, a hair salon at 44 Shaker Road (GIS 46 Shaker Road) (Assessor's Parcel ID 27-168-0) in an existing structure located in the Business zoning district. Applicant: Shelley McCloskey, 44 Shaker Road, East Longmeadow, MA 01028
3. **Case SPRW 2022-5:** Request for a Site Plan Review Waiver for RedFive Toys & Collectibles for a change in location from Unit 57 to Unit 55 at 55 Maple Street (Assessor's Parcel ID 27-15-0) in an existing structure located in the Business zoning district. Applicant: Brian Rushby, 751 Mountain Road, Suffield, CT 06078
4. **Case SPRW 2022-6:** Request for a Site Plan Review Waiver for the renovation of existing office and warehouse spaces at 19-21 Fisher Avenue (Assessor's Parcel ID 14A-28-C) on a 0.69 +/- acre lot in

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Nina Fazio at 413-525-5400 x 1700 or (Nina.Fazio@eastlongmeadowma.gov) 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.

the Industrial zoning district. Applicant: Andrew Walmsley, Volo Aero MRO, 140 Industrial Drive, East Longmeadow, MA 01028

5. **Case SPRW 2022-7:** Request for a Site Plan Review Waiver for a business name change from Mia Take Out Inc. dba Jack Chen to Joy Take Out Inc. dba Jack Chen at 59 Maple Street (GIS 55 Maple Street) (Assessor's Parcel ID 27-15-0) in an existing structure located in the Business zoning district. Applicant: Saiwen He, 18 Brook Street, East Longmeadow, MA 01028
6. **Case SPRW 2022-8:** Request for a Site Plan Review Waiver for Lilybean Sweets, a home bakery at 151 Smith Avenue (Assessor's Parcel ID 3B-64-123) located in the Residence C zoning district. Applicant: Kira Cubin, 151 Smith Avenue, East Longmeadow, MA 01028
7. **Case SPRW 2022-9:** Request for a Site Plan Review Waiver for East Car Sales, a home office at 389 Elm Street (Assessor's Parcel ID 34-28-0) located in the Residence A zoning district. Applicant: Wilfredo Gonzalez, 389 Elm Street, East Longmeadow, MA 01028
8. **Case SPRW 2022-11:** Request for a Site Plan Review Waiver for a business name change to American Hair & Nails at 613 North Main Street (GIS 611 North Main Street) (Assessor's Parcel ID 1A-56-94) in an existing structure located in the Business zoning district. Applicant: Tu Pham, 294 Anthony Way, Longmeadow, MA 01106

PUBLIC HEARINGS

1. **Case SP 2022-4:** Request for Special Permit for a Massage Therapist Facility at 280 North Main Street, Suite 7 (Assessor's Parcel ID 14-12-F) in an existing structure located in the Commercial zoning district. Applicant: Carolyn Wright, 34 Berlin Street, Springfield, MA 01109
2. **Case SP 2022-5:** Request for Special Permit for the installation of a wireless communications monopole and related equipment at 16 Meadowbrook Road (Assessor's Parcel ID 78-1-0) on a 12 +/- acre site located in the Residence A zoning district. Applicant: Cellco Partnerships dba Verizon Wireless, 20 Alexander Drive, Wallingford, CT 06492

CONTINUED BUSINESS

1. **Request for consideration of final release of performance bond for Jeffrey Lane Extension Subdivision.** Applicant: Southern NE Real Estate Development, Inc. 45 Knollwood Drive, East Longmeadow, MA 01028 (Cont. 1/4/2022; 1/18/2022)

OTHER BUSINESS

1. **Request for consideration of final release of performance bond and recommendation of street acceptance for Pondview Drive Subdivision.** Applicant: RJ Chapdelaine, 87 Shaker Road, East Longmeadow, MA 01028
2. Update of work done in accordance with **Site Plan Approval** for Elmcrest Country Club, 105 Somersville Road (Assessor's Parcel ID 69-12-0). Petitioner: David Fluery, Meadow Holdings, LLC, P.O. Box 451, East Longmeadow, MA 01028
3. Discussion of electric vehicle charging stations
4. Director's Report

ADJOURN

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Nina Fazio at 413-525-5400 x 1700 or (Nina.Fazio@eastlongmeadowma.gov) 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.
