



NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, April 5, 2022
Time: 6:00 PM Eastern Time (US and Canada)
Via Zoom Webinar

Marked Agenda

CALL THE MEETING TO ORDER: 6:00PM

CALL THE ROLL

Present Russell Denver, Chair
 George Kingston, Vice Chair
 Jonathan Torcia, Clerk
 Cassandra Cerasuolo (retired at 6:30 PM)

Absent Pete Punderson

Staff Present Bailey Mitchell, Director of Planning & Community Development
 Nina Fazio, Planning & Community Development Administrative Assistant

Motion to take the agenda out of order and begin with Case SP 2022-4: 280 North Main Street GK; JT. APPROVED 4-0.

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

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

APPROVAL OF MINUTES

- March 15, 2022

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

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

Motion to approve the three executive session minutes GK; JT. APPROVED 3-0. CC 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 (Cont. 3/15/2022)

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

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

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

- 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

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

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

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

- 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

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

- 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

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

- 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

The applicant was not present. Motion to table the discussion until the next meeting GK; CC. APPROVED 4-0.

- 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

Motion to approve JT; GK. APPROVED 3-0.

PUBLIC HEARINGS

- 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

The Planning Board chose an independent RF consultant to review the petitioner's application. The Board will ask the consultant to produce a report before May 3, 2022

Motion to continue the public hearing to May 17, 2022 at 6:00 PM GK; JT. APPROVED 3-0.

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)

Motion to release the performance bond for Jeffery Lane Extension subdivision GK; JT. APPROVED 3-0.

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

Motion to approve this request JT; GK. APPROVED 3-0.

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 Fleury, Meadow Holdings, LLC, P.O. Box 451, East Longmeadow, MA 01028

The Board asked Mr. Fleury to submit a written request to extend approval until February 2023.

3. Discussion of electric vehicle charging stations

GK presented some potential issues with EV charging stations.

4. Director's Report

An overview of the next agenda was provided. There will be no meeting on 5/3/2022.

ADJOURN

Motion to adjourn GK; JT. APPROVED 3-0 at 7:10 PM.