

NOTICE OF HEARING, MEETING & AGENDA



EAST LONGMEADOW PLANNING BOARD

When: Tuesday, April 19, 2022

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89334188539?pwd=b1BMQWw0ZWQ4OEEdoeTRHTit0NzEzZz09>

Passcode: 746415

Or One tap mobile :

US: +16465588656,,89334188539# or +13017158592,,89334188539#

Or Telephone:

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

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Webinar ID: 893 3418 8539

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

Agenda

CALL THE MEETING TO ORDER

CALL THE ROLL

APPROVAL OF MINUTES

- April 5, 2022

SITE PLAN REVIEW WAIVERS

1. **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 (Cont. 4/5/2022)
2. **Case SPRW 2022-10:** Request for a Site Plan Review Waiver for Play Tyme, an online clothing store at 6 Birchland Avenue (Assessor's Parcel ID 38A-12-8) in the Residence C zoning district. Applicant: Canda Thomas, 6 Birchland Avenue, East Longmeadow, MA 01028
3. **Case SPRW 2022-12:** Request for a Site Plan Review Waiver for Laurie Lee Gibson Consulting, a home office at 92 South Brook Road (Assessor's Parcel ID 56-9-9) in the Residence AA zoning district. Applicant: Laurie Lee Gibson, 92 South Brook Road, East Longmeadow, MA 01028
4. **Case SPRW 2022-13:** Request for a Site Plan Review Waiver Passingfriends.com, home office for online business at 409 Chestnut Street (Assessor's Parcel ID 7-43-41) in the Residence B zoning district. Applicant: Michael Meyer, 409 Chestnut Street, East Longmeadow, MA 01028

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Nina Fazio at 413-525-5400 x 1701 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.

ANR

1. **Case ANR 2022-02:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law for the creation of two parcels and remaining land: Parcel A, a +/- 49,406.91 sq. ft. (1.13 acre) lot containing a portion of 71 Hampden Road (Assessor's Parcel ID 65-27-0); Parcel B, a +/- 32,134.01 sq. ft. (0.74 Acre) lot containing a portion of 71 Hampden Road (Assessor's Parcel ID 65-27-0); all located in the Residence A zoning district. Applicant: Diane Markham, 71 Hampden Road, East Longmeadow, MA 01028

CONTINUED 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 (Cont. 3/15/2022)

NEW BUSINESS

1. **Review and discussion of revocation of Special Permit (HBT SP 2009-0019)** for Paul Bunyan Wood Co., a Home Based Trade at 160 Mapleshade Avenue, East Longmeadow, MA 01028 c/o Thomas O'Brien due to violation of Special Permit Conditions.
2. **Recommendation of Street Acceptance for Jeffrey Lane Extension Subdivision** Applicant: Southern NE Real Estate Development, Inc. 45 Knollwood Drive, East Longmeadow, MA 01028

OTHER BUSINESS

1. Discussion pertaining to out-of-town subdivisions with only access roads through East Longmeadow
2. Director's Report
3. Discussion of Subdivision Performance Bond Releases and Street Acceptance Procedure

ADJOURN

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