

NOTICE OF HEARING, MEETING & AGENDA



EAST LONGMEADOW PLANNING BOARD

When: Tuesday, April 19, 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
 Jonathan Torcia, Clerk
 Cassandra Cerasuolo
 Pete Punderson

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

APPROVAL OF MINUTES

- April 5, 2022
Motion to approve GK; CC. APPROVED 4-0. PP abstained.
- Motion to take agenda out of order and being with Case SD-D 2022-1: Happy Acres PP; GK. APPROVED 5-0.**

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)
Motion to continue GK; PP. APPROVED 5-0.

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)
Motion to table GK; JT. APPROVED 5-0.
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
Motion to table PP; GK. APPROVED 5-0.
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

Motion to approve GK; PP. APPROVED 5-0.

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

Motion to approve PP; GK. APPROVED 5-0.

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

Motion to table GK; PP. APPROVED 5-0.

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.

Motion to continue PP; GK. APPROVED 5-0.

2. **Recommendation of Street Acceptance for Jeffrey Lane Extension Subdivision** Applicant: Southern NE Real Estate Development, Inc. 45 Knollwood Drive, East Longmeadow, MA 01028

Motion to recommend street acceptance GK; PP. APPROVED 5-0.

OTHER BUSINESS

1. Discussion pertaining to out-of-town subdivisions with only access roads through East Longmeadow

The Board discussed the logistics of these potential projects.

2. Director's Report

Discussion ensued regarding general house-keeping.

3. Discussion of Subdivision Performance Bond Releases and Street Acceptance Procedure

ADJOURN

Motion to adjourn GK; PP. APPROVED 5-0 at 7:40 PM.