

NOTICE OF HEARING, MEETING & AGENDA



EAST LONGMEADOW PLANNING BOARD

When: Tuesday, May 17, 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

Absent Pete Punderson

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

APPROVAL OF MINUTES

- April 19, 2022
Motion to approve CC; GK. APPROVED 4-0.

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; 4/19/2022)
Motion to table to the next meeting GK; CC. APPROVED 4-0.
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 (Cont. 4/19/2022)
Motion to approve GK, CC. APPROVED 4-0.
3. **Case SPRW 2022-14:** Request for a Site Plan Review Waiver for King, Newton & Stevens, a home office at 329 Pease Road (Assessor's Parcel ID 32-16-0) in the Residence A zoning district. Applicant Donald M Stevens, 329 Pease Road, East Longmeadow, MA 01028
Motion to table to the next meeting GK; CC. APPROVED 4-0.
4. **Case SPRW 2022-15:** Request for a Site Plan Review Waiver for Beaven's Blooms, a home office, at 95 East Circle Drive (Assessor's Parcel ID 47-15-27) in the Residence A zoning district. Applicant Krysten Beaven, 95 East Circle Drive, East Longmeadow, MA 01028
Motion to approve GK; CC. APPROVED 4-0.

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. (Cont. 4/19/2022)
Motion to endorse GK, CC. APPROVED 4-0.

Motion to take agenda out of order and move to "Continued Business" GK; CC. APPROVED 4-0.

CONTINUED 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. (Cont. 4/19/2022)
Motion to continue to June 21, 2022 at 6:00 PM GK; CC. APPROVED 4-0.

PUBLIC HEARINGS

1. **Case SITE 2022-1: 126 Industrial Drive** - Request for Site Plan Review for the installation of a 58,800 SF artificial turf playing field and six pole-mounted field lights at 126 Industrial Drive (Assessor's Parcel ID 9-3-18) on a 4.96 acre lot in the Industrial Garden Park zoning district. Applicant: Roots Learning Center, Inc., 126 Industrial Drive, East Longmeadow, MA 01028
Motion to approve GK; CC. APPROVED 4-0.
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 (Cont. 4/5/2022)
Motion to continue the public hearing to June 21, 2022 at 6:00 PM GK; JT. APPROVED 4-0.
3. **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; 4/19/2022)
Motion to continue the public hearing to June 6, 2022 at 6:00 PM GK; CC. APPROVED 4-0.

OTHER BUSINESS:

1. Director's Report
Director Mitchell discussed general housekeeping. The Board scheduled an additional meeting for Monday June 6, 2022 at 6:00 PM via zoom webinar.

ADJOURN

Motion to adjourn GK; CC. APPROVED 4-0 at 7:41 PM.