

# NOTICE OF HEARING, MEETING & AGENDA



## EAST LONGMEADOW PLANNING BOARD

When: Monday, June 6, 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#

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

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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

- May 17, 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; 4/19/2022; 5/17/2022)
2. **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 (Cont. 5/17/2022)
3. **Case SPRW 2022-16:** Request for a Site Plan Review Waiver for Tranquility Counseling, a home office at 134 Gates Avenue (Assessor's Parcel ID 12B-67-193) in the Residence C zoning district. Applicant Chassity Crowell-Miller, 134 Gates Avenue, East Longmeadow, MA 01028
4. **Case SPRW 2022-17:** Request for a Site Plan Review Waiver for Pine and Birch Photography, a home office at 5 Lester Street (Assessor's Parcel ID 25-165-2) in the Residence C zoning district. Applicant Olivia Hall, 5 Lester 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 2022-3:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law for the creation of two parcels: Parcel A, a +/- 130,547.4 sq. ft. (2.99 acre) lot containing a portion of 302 Benton Drive (Assessor's Parcel ID 10-9-2); Parcel B, a +/- 89,956.0 sq. ft. (2.06 acre) lot containing a portion of 302 Benton Drive (Assessor's Parcel ID 10-9-2); all located in the Industrial Garden zoning district. Applicant: MPT Development, LLC, 4 Industrial Drive, South Hadley, MA 01075

**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; 4/19/2022; 5/17/2022)

**OTHER BUSINESS:**

1. Downtown Mixed Use Development Overlay Zoning Discussion
2. Mobile Food Vendor By-Law Discussion
3. Updated Application Forms/Processes
4. Director's Report

**ADJOURN**

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