

NOTICE OF HEARING, MEETING & AGENDA



EAST LONGMEADOW PLANNING BOARD

When: Tuesday, June 21, 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=b1BMQWw0ZWQ4OEJodE9TRHh0NzEzZz09>

Passcode: 746415

Or One tap mobile :

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

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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

- June 6, 2022

SITE PLAN REVIEW WAIVERS

1. **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 (Cont. 6/6/2022)
2. **Case SPRW 2022-18:** Request for a Site Plan Review Waiver for Mimi's Consignment Boutique, a retail business at 54 Shaker Road (Assessor's Parcel ID 27-169-0) in the Business zoning district. Applicant Latina Duncanson, 69 Lucerne Road, Springfield, MA 01119

PUBLIC HEARINGS

1. **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; 5/17/2022)
2. **Case SP 2022-6:** Request for Special Permit for Murphy's Nutrition, LLC, a nutrition tea and shake shop at 33 Harkness Avenue Unit B (Assessor's Parcel ID 12-33-0) on a 2.07 +/- acre site located in the Business zoning district. Applicant: Matelyn Douglas, 50 Duke Street Ludlow, MA 01056
3. **Case SP 2022-7:** Request for Special Permit for a restaurant at 520 Main Street (Assessor's Parcel ID 2B-82-1) on a 0.31 +/- acre site located in the Business zoning district. Applicant: Harshman Singh, 55 Briarwood Avenue, Springfield, MA 01118

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.

4. **Case SP 2022-8:** Request for Special Permit amendment for The Depot, a carryout restaurant at 64 Maple Street (Assessor's Parcel ID 27-9-0) on a 3.08 acre lot in the Industrial and Business zoning districts. Applicant: Steve Graham, 124 Stonehill Road, East Longmeadow, MA 01028
5. **Case SITE 2022-2:** - Request for Site Plan Review for the installation of a mini railroad at 64 Maple Street (Assessor's Parcel ID 27-9-0) on a 3.08 acre lot in the Industrial and Business zoning districts. Applicant: Steve Graham, 124 Stonehill Road, East Longmeadow, MA 01028

ANR

1. **Case ANR 2022-4:** 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 +/- 442,082.27 sq. ft. (10.148 acre) lot containing a portion of 265 Benton Drive (Assessor's Parcel ID 10-3-0); Parcel B, a +/- 894,717.88 sq. ft. (20.54 acre) lot containing a portion of 265 Benton Drive (Assessor's Parcel ID 10-3-0) and 90 Denslow Road (Assessor's Parcel ID: 10-15-1); all located in the Industrial Garden zoning district. Applicant: JSTW Limited Partnership, 90 Denslow Road, East Longmeadow, MA 01028

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; Cont. 5/17/2022)

OTHER BUSINESS:

1. Downtown Mixed Use Development Overlay Zoning Discussion
2. Director's Report

ADJOURN

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