



NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, June 21, 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
Pete Punderson
Cassandra Cerasuolo

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

APPROVAL OF MINUTES

- June 6, 2022
Motion to approve GK; PP. APPROVED 4-0. JT abstained.

Motion to take agenda out of order and begin with "Continued Business" GK; PP. APPROVED 5-0.

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; Cont. 5/17/2022)
Petitioner requested a continuance. The Board scheduled a Special Meeting for this agenda item only on Tuesday, June 28, 2022 at 6:00 PM via Zoom Webinar.

Motion to continue to Tuesday, June 28, 2022 at 6:00 PM GK; JT. APPROVED 5-0.

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

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)

Motion to approve JT. PP. APPROVED 4-1

RD- Yes GK- No
JT- Yes PP- Yes
CC- Yes

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

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
Motion to endorse GK; CC. APPROVED 5-0.

OTHER BUSINESS:

1. Downtown Mixed Use Development Overlay Zoning Discussion
No updates
2. Director’s Report
The Board discussed logistics of returning to in person meetings.

ADJOURN

Motion to adjourn GK; CC. APPROVED 5-0 at 7:05 PM.