

NOTICE OF HEARING, MEETING & AGENDA



EAST LONGMEADOW PLANNING BOARD

When: Tuesday, July 19, 2022
Time: 6:00 PM Eastern Time (US and Canada)
Location: COA Media Room, Pleasant View Senior Center, 328 North Main
Street, East Longmeadow, MA 01028

Agenda

CALL THE MEETING TO ORDER

CALL THE ROLL

APPROVAL OF MINUTES

- July 5, 2022

SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2022-20:** Request for Site Plan Review Waiver for AJS Appraisal Group, Inc., a home office at 175 Orchard Road (Assessor's Parcel ID 46-85-24A) in the Residence A zoning district. Applicant: Anthony Santaniello, 175 Orchard Road, East Longmeadow, MA 01028

APPROVAL NOT REQUIRED

1. **Case ANR 2022-05:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law for the creation of three parcels located at 26 Smith Avenue (Assessor's Parcel ID 15C-29-A): Lot A-1, a 12,000 sq. ft. lot; Lot A-2, a 18,000 sq. ft. lot; and Lot A-3, a 41,872 sq. ft. lot all located in the Residence C zoning district. Applicant: Custom Homes Development Group, LLC, 515 Shaker Road, East Longmeadow, MA 01028

PUBLIC HEARINGS

1. **Case SITE 2022-03:** Request for Site Plan Review for the construction of a 4,200 sq. ft. office building with associated parking and driveway at 265 Benton Drive (Assessor's Parcel ID 10-3-0) on a 1.62 +/- acre lot in the Industrial Garden Park zoning district. Applicant: Jonathan Sieruta, 2 Depot Road, Leverett, MA 01054
2. **Case SITE 2022-04:** Request for Site Plan Review for the expansion of an existing parking lot at 41 Benton Drive (Assessor's Parcel ID 9-9-13) on a 2.48 +/- acre lot in the Industrial Garden Park zoning district. Applicant: MBEL LLC, 311 Shaker Road, East Longmeadow, MA 01028

OTHER BUSINESS:

1. Discussion of Open Meeting Law Complaint Submitted by Craig Jernstrom
2. Discussion of Downtown Mixed Use Overlay Zoning District
3. Director's Report

ADJOURN

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Nina Fazio at 413-525-5400 x 1700 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.