

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

Marked Agenda

CALL THE MEETING TO ORDER: 6:00 PM

CALL THE ROLL

Present Jonathan Torcia, Chair
Cassandra Cerasuolo, Vice Chair
Russell Denver, Clerk
Pete Punderson
George Kingston
Staff Present Bailey Mitchell, Planning & Community Development Director
Nina Fazio, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

- July 5, 2022
Motion to approve PP; CC. APPROVED 5-0.

SITE PLAN REVIEW WAIVERS

- 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
JT recused himself from this agenda item. Motion to approve GK; PP. APPROVED 4-0.

APPROVAL NOT REQUIRED

- 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
Motion to allow the applicant to withdraw without prejudice RD; GK. APPROVED 5-0.

PUBLIC HEARINGS

- 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
Motion to approve, contingent upon final approval of site plans from the DPW, RD; GK. APPROVED 5-0.
- 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

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

OTHER BUSINESS:

1. Discussion of Open Meeting Law Complaint Submitted by Craig Jernstrom
The Board reviewed the OML Complaint and discussed a response.
2. Discussion of Downtown Mixed Use Overlay Zoning District
Planning Director Bailey Mitchell gave a presentation on proposed overlay district boundaries and discussed future discussion topics.
3. Director's Report
The August 2nd meeting is canceled for National Night Out. Planning Director Bailey Mitchell stated the stakeholder survey is live on the Town website.

ADJOURN

Motion to adjourn RD; PP. APPROVED 5-0 at 7:10 PM.