



PLANNING BOARD MEETING

Tuesday, August 15, 2023 6:00 PM EST
Pleasant View Senior Center; Media Room
328 North Main Street, East Longmeadow, MA 01028
Remote via Zoom Webinar

Use the link below to join the Zoom Webinar:

Webinar ID: 815 3567 8416; Password: 159279

<https://eastlongmeadowma.zoom.us/j/81535678416?pwd=bnU2OUNhZ210TkRlY0gvUlhsaS9OQT09>

AGENDA

1. **CALL THE MEETING TO ORDER**
2. **CALL THE ROLL**
3. **APPROVAL OF MINUTES**
 - A. June 20, 2023 – Open Session Minutes
 - B. July 18, 2023 – Open Session Minutes
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. **Case SPRW-2023-24:** Request for Site Plan Review Waiver for the construction of a welding shop at 45 Deer Park Drive (Assessor's Parcel ID 53-52-60) located in the Industrial Garden Park zoning district. Applicant: Rachel Dodge, GMH Fence Co., PO Box 551, East Longmeadow, MA 01028 (cont. 07/18/2023)
 - B. **Case SPRW-2023-25:** Request for Site Plan Review Waiver for a Home Office for Sherigifts.com, an online business, at 9 Shawmut Street (Assessor's Parcel ID 23-25-86) located in the Residence B zoning district. Applicant: Sherri Dever, 9 Shawmut Street, East Longmeadow, MA 01028
 - C. **Case SPRW-2023-26:** Request for Site Plan Review Waiver for the installation of electric bus charging stations and associated improvements at 159 Denslow Road (Assessor's Parcel ID 10-14-3) located in the Industrial Garden Park zoning district. Applicant: Lower Pioneer Valley Educational Collaborative (LPVEC), 174 Brush Hill Avenue, Springfield, MA 01089
6. **PUBLIC HEARINGS**
 - A. **Case ZN-2023-04:** For a proposed amendment of Town of East Longmeadow Zoning Bylaws §450 Table 3-1 Schedule of Use Regulations and Article XI - Definitions in relation to Home Office, in order to improve administrative efficiency/clarity and improve consistency with Massachusetts General Laws. Petitioner: Town of East Longmeadow Planning Board, 60 Center Square, East Longmeadow, MA 01028
 - B. **Case ZN-2023-05:** For a proposed amendment of Town of East Longmeadow Zoning Bylaws §450 Article III Use Regulations and Article V Special Use Regulations in relation to the Parking Plan Review process, in order to improve administrative efficiency/clarity and improve consistency with Massachusetts General Laws. Petitioner: Town of East Longmeadow Planning Board, 60 Center Square, East Longmeadow, MA 01028
 - C. **Case ZN-2023-06:** For a proposed amendment of Town of East Longmeadow Zoning Bylaws §450 Article III Use Regulations, Table 3-1 Schedule of Use Regulations, and Article IX Site Plan Review in relation to the Site Plan Review process, in order to improve administrative efficiency/clarity and improve consistency with Massachusetts General Laws. Petitioner: Town of East Longmeadow Planning Board, 60 Center Square, East Longmeadow, MA 01028

- D. **Case ZN-2023-07:** For a proposed amendment of the Town of East Longmeadow Zoning Bylaws §450-11.2 Terms defined and Table 3-1 Schedule of Use Regulations to amend recreational facilities and include fitness facilities. Petitioner: Town of East Longmeadow Planning Board, 60 Center Square, East Longmeadow, MA 01028
- E. **Case SD-P-2023-01:** Request for preliminary subdivision approval for a thirteen (13) lot subdivision located at 362 Parker Street (Assessor's Parcel ID 75-11-0), 368 Parker Street (Assessor's Parcel ID 62-31-A+B), Fernwood Drive (Assessor's Parcel ID 75-10-1A), and Rear Fernwood Drive (Assessor's Parcel ID 63-62-0) located in the Residence A zoning district. Applicant: Bretta Construction, LLC c/o Mr. Thomas L. Bretta, 32 Eastwood Drive, Wilbraham, MA 01095

7. OTHER BUSINESS

- A. Planning and Community Development Director's Report

8. EXECUTIVE SESSION

Pursuant to M.G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to the following pending litigation if an open session could have a detrimental effect on the litigating position of the town and the chair so declares:

- A. East Longmeadow Redevelopers v. Town of East Longmeadow Planning Board; and
- B. Thomas O'Brien d/b/a Paul Bunyan Wood Co. v. Planning Board of the Town of East Longmeadow

9. ADJOURNMENT

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