



NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, August 16, 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

And via zoom webinar link:

<https://us02web.zoom.us/j/83573485629?pwd=SnRpN1dBVDU2MG1SdHQxNTBZV0xOQT09>

Passcode: 840991

Or One tap mobile :

US: +13092053325,,83573485629# or +13126266799,,83573485629#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053

Webinar ID: 835 7348 5629

International numbers available: <https://us02web.zoom.us/j/kcV42fSuc>

Agenda

CALL THE MEETING TO ORDER

CALL THE ROLL

APPROVAL OF MINUTES

- July 19, 2022

SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2022-21:** Request for Site Plan Review Waiver for Elements of Style, a salon at 1 Apple Blossom Lane (Assessor's Parcel ID 59-9-B) in the Residence A zoning district. Applicant: Sharon Sweeney, 95 Lakeshore Drive, Monson, MA 01057
2. **Case SPRW 2022-22:** Request for Site Plan Review Waiver for James' Auto Interior Detailing, a home office at 133 Old Farm Road (Assessor's Parcel ID 41-2-32) in the Residence AA zoning district. Applicant: James Hannigan, 133 Old Farm Road, East Longmeadow, MA 01028
3. **Case SPRW 2022-23:** Request for Site Plan Review Waiver for The Living Room, a retail store at 95 Shaker Road (Assessor's Parcel ID 28-2-0) located in an existing structure in the Industrial zoning district. Applicant: Christine Fazio, 197 Greenacre Avenue, Longmeadow, MA 01106
4. **Case SPRW 2022-24:** Request for a Site Plan Review Waiver for East Car Sales, a home office at 389 Elm Street (Assessor's Parcel ID 34-28-0) located in the Residence A zoning district. Applicant: Wilfredo Gonzalez, 389 Elm Street, East Longmeadow, MA 01028

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.

5. **Case SPRW 2022-25:** Request for Site Plan Review Waiver for Studio By A, a home office at 50 Forbes Hill Road (Assessor's Parcel ID 95-46-4) located in the Residence AA zoning district. Applicant: Ashley Ahmed, 50 Forbes Hill Road, East Longmeadow, MA 01028

6. **Case SPRW 2022-26:** Request for Site Plan Review Waiver for C.J. Antique Institute, a retail store at 174 North Main Street (Assessor's Parcel ID 15B-18-22) located in an existing structure in the Business zoning district. Applicant: Claudette Stephenson, 490 Roosevelt Avenue, Springfield, MA 01118

APPROVAL NOT REQUIRED

1. **Case ANR 2022-06:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to combine Purves Street Parcel I (Assessor's Parcel ID 13-8-3), Parcel II (Assessor's Parcel ID 13-6-6), Parcel III and Parcel IV (Assessor's Parcel ID 13-9-1) and Parcel V (Assessor's Parcel ID 13-7-5) into a combined parcel, Parcel A, a 0.79 +/- acre lot located in the Commercial zoning district. Applicant: LaPlante Construction, 61R North Main Street, Suite 1, East Longmeadow, MA 01028

PUBLIC HEARINGS

1. **Case SITE 2022-05:** Request for Site Plan Review for the installation of a walkway at 280 North Main Street (Assessor's Parcel ID 14-12-F) on a 1.25 +/- acre lot in the Commercial zoning district. Applicant: Chris Bueno, CDB Realty LLC, Suite 1 280 North Main Street, East Longmeadow, MA 01028

2. **Case SITE 2022-06:** Request for Site Plan Review for a parking lot expansion and the installation of a solar canopy at 317 Westwood Avenue (Assessor's Parcel ID 5-3-B) on a 4.44 +/- acre lot in the Residence B zoning district. Applicant: Dan Giuffrida, 155 Water Street, Brooklyn, NY 11201

OTHER BUSINESS:

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

ADJOURN

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