

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

Marked Agenda

CALL THE MEETING TO ORDER: 6:00 PM

CALL THE ROLL

Present Jonathan Torcia, Chair
Cassandra Cerasuolo, Vice Chair
Russell Denver, Clerk
George Kingston
Pete Punderson

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

APPROVAL OF MINUTES

- July 19, 2022
Motion to approve RD; PP. APPROVED 5-0.

SITE PLAN REVIEW WAIVERS

- 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
Motion to approve GK; PP. APPROVED 5-0.
- 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
Motion to approve GK; PP. APPROVED 5-0.
- 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
Motion to approve RD; GK. APPROVED 5-0.
- 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
Motion to approve, contingent upon further Town Council approval, RD; PP. APPROVED 5-0.
- 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

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

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

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

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

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

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

Chair JT recused himself from this agenda item.

Motion to approve GK; PP. APPROVED 4-0.

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

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

OTHER BUSINESS:

1. Discussion of Downtown Mixed Use Overlay Zoning District
Planning Director Mitchell provided a presentation on proposed dimensional, density, and use regulations for the CTMU overlay zoning district.
2. Director's Report
Planning Director Mitchell stated the 2022 Community Development survey results have been posted on the Town Website. Planning Director Mitchell introduced the idea of a joint public workshop to discuss the CTMU overlay and Municipal Vulnerability Preparedness.

ADJOURN

Motion to adjourn PP; GK. APPROVED 5-0 at 7:23 PM.