

NOTICE OF HEARING, MEETING & AGENDA



You are invited to a Zoom webinar

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, August 17, 2021

Time: 06:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88687329657?pwd=b1lZKzZ5S0NUdDlZSExGbGNlbnRTQT09>

Passcode: 446582

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Or Telephone:

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Webinar ID: 886 8732 9657

International numbers available: <https://us02web.zoom.us/j/kcm3e4agTd>

Agenda

CALL THE MEETING TO ORDER

CALL THE ROLL

- Introduction of new Planning Board member, Cassandra Cerasuolo

APPROVAL OF MINUTES

August 10, 2021

SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2021-33:** Request for Site Plan Review Waiver for Mackenzie Vault, Inc., an urn manufacturing and distributing business at 21 Deer Park Drive (Assessor's Parcel ID 22-7-4) in an existing structure in the Industrial Garden zoning district. Applicant: Mackenzie Vault, Inc., P.O. Box 264, East Longmeadow, MA 01028.
2. **Case SPRW 2021-34:** Request for Site Plan Review Waiver for Embracing the Creative Child, LLC, a business providing behavioral and educational services for children and adults with autism at 55 Deer Park Drive (Assessor's Parcel ID 21-11-8) in an existing structure in the Industrial Garden zoning district. Applicant: SJG Holdings, LLC., 232 North Main Street, East Longmeadow, MA 01028.

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Bethany Yeo at 413-525-5400 x 1701 or (Bethany.yeo@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.

3. **Case SPRW 2021-35:** Request for Site Plan Review Waiver for Deanna's Diaper Delights and More, a home office at 42 Holland Drive (Assessor's Parcel ID 85-45-10) in the Residence A zoning district. Applicant: Deanna Messier, 42 Holland Drive, East Longmeadow, MA 01028.
4. **Case SPRW 2021-36:** Request for Site Plan Review Waiver for Guilbe Gardens, a home office at 11 Dawes Street (Assessor's Parcel ID 34-2-0) in the Residence A zoning district. Applicant: Lisamary Guilbe, 11 Dawes Street, East Longmeadow, MA 01028.
5. **Case SPRW 2021-37:** Request for Site Plan Review Waiver for Mother's Helpers Longmeadow, a home office at 34 Anne Street (Assessor's Parcel ID 24-28-73) in the Residence C zoning district. Applicant: Rebecca Dennis, 34 Anne Street, East Longmeadow, MA 01028.
6. **Case SPRW 2021-38:** Request for Site Plan Review Waiver for a integrative psychiatry office at 124 Shaker Road (Assessor's Parcel ID 28A-3-69) in an existing structure in the Business zoning district. Applicant: Shauna McCarthy, 63 Bynmawr Drive, East Longmeadow, MA 01028.

ANR

7. **Case ANR 2021-05: Vineland/Worthy/Donald Avenue**—Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to create three (3) lots from existing three (3) parcels of land Lot 1, 564-566 (Assessor's Parcel ID 3B-42) 10,081 +/- sq. ft., Lot 2, 567-568 (Assessor's Parcel ID 3B-41) 11,919 +/- sq. ft. and Lot 3, 618-623 (Assessor's Parcel ID 3B-40) 10,000 +/- sq. ft. located in the Residence C zoning district. Applicant/Owner: The Estate of Frank F. & Evelyn C. Vecchiarelli c/o/ Patrica Aleks, 125 Smith Avenue, East Longmeadow, MA 01028.
8. **Case ANR 2021-06: Fairway Lane** —Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law to convey Parcel A from existing Lot 8 to Lot 7 to form new Lots 7R (23,583 +/- sq. ft.) and 8R (42,660.37 +/- sq. ft.). Applicant: Michael Carabetta, 202 Allen St, East Longmeadow, MA 01028

PUBLIC HEARINGS

9. **Case SITE 2021-6: Deer Park Drive**—Request for Site Plan Review for the installation of a 7+/- ft fence and storage of equipment and material associated with CWA Realty business operations at Deer Park Drive (Assessor's Parcel IDs **11-6-4A**) in the Industrial Garden Park zoning district. Applicant: CWA Realty, 47 Warehouse Street, Springfield, MA 01118.
10. **Case SITE 2021-7: Deer Park Drive** —Request for Site Plan Review for the installation of a 7+/- ft fence and storage of equipment and material associated with CWA Realty business operations at Deer Park Drive (Assessor's Parcel ID **11-2-2B**) in the Industrial Garden Park zoning district. Applicant: CWA Realty, 47 Warehouse Street, Springfield, MA 01118.
11. **Case SITE 2021-8: 31 Benton Drive**—Request for Site Plan Review for a 7,344 +/- s.f. proposed commercial building and associated site improvements at 31 Benton Drive (Assessor's Parcel ID 9-8-12) on a 1.67 +/- acre site in the Industrial Garden Park zoning district. Applicant: Laplante

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Construction, Inc. c/o William Laplante, 61R North Main St, Ste 1 , East Longmeadow,
MA 01028

OTHER BUSINESS

- Hometown Lawn & Property Services, LLC- Discussion of existing Site Plan Waiver for home office at 158 Maple Street (Assessor's Parcel ID 17-28-5) in the Residence B zoning district. Applicant: Daniel Beauregard, 158 Maple Street, East Longmeadow, MA 01028.
- Director's Report

ADJOURN

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