



NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, September 20, 2022
Time: 6:00 PM Eastern Time (US and Canada)
Location: COA Auditorium, 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
Russell Denver, Clerk
George Kingston
Pete Punderson

Absent Cassandra Cerasuolo, Vice Chair

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

APPROVAL OF MINUTES

- August 16, 2022
Motion to approve, with revisions noted, RD; GK. APPROVED 4-0.

Motion to take agenda out of order and begin with item #1 under "Other Business" GK; RD. APPROVED 4-0.

OTHER BUSINESS:

1. Discussion of tower color for approved Verizon Cell Tower at 16 Meadowbrook Road
The Board unanimously agreed for the approved tower to be painted the recommended Galvanized Steel color.

SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2022-27:** Request for Site Plan Review Waiver for the replacement of modular units at 45 Fisher Avenue (Assessor's Parcel ID 14-7A-A) on a 2.30 +/- acre lot in the Industrial zoning district. Applicant: Saga Communications of New England, Inc c/o David Oldread, 45 Fisher Avenue, East Longmeadow, MA 01028
Motion to approve GK; RD. APPROVED 4-0.
2. **Case SPRW 2022-28:** Request for Site Plan Review Waiver for the installation of roof mounted solar panels at 215 Somers Road (Assessor's Parcel ID 40-8-0) on a 8.40 +/- acre lot in the Residence A zoning district. Applicant: Valley Solar LLC, PO Box 60627, Florence, MA 01062
Motion to approve PP; GK. APPROVED 4-0.
3. **Case SPRW 2022-29:** Request for Site Plan Review Waiver for Michelle Murray LMHC for a change in location from 143C Shaker Road to 15 Benton Drive, Suite 5 (Assessor's Parcel ID 9-6-4) in an existing structure located in the Industrial Garden Park zoning district. Applicant: Michelle Murray, 15 Benton Drive, East Longmeadow, MA 01028
Motion to approve PP; GK. APPROVED 4-0.

4. **Case SPRW 2022-30:** Request for Site Plan Review Waiver for Kontoured by Krystal, a non-invasive body sculpting business at 200 North Main Street, Suite 9 (Assessor's Parcel ID 25-4-0) located in an existing structure in the Business zoning district. Applicant: Krystal Prendergast, 83 Harkness Avenue, East Longmeadow, MA 01028

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

5. **Case SPRW 2022-31:** Request for Site Plan Review Waiver for East Longmeadow Psychic for a change in location for 34 Shaker Road to 10 Crane Avenue (GIS 10-12 Crane Avenue) (Assessor's Parcel ID 27-19-0) in an existing structure located in the Business zoning district. Applicant: Tina Marks, 60 Davis Street, Springfield, MA 01104

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

6. **Case SPRW 2022-32:** Request for Site Plan Review Waiver for DJA Family Enterprises LLC dba Spartan Hemp Works, a home office at 241 Hampden Road (Assessor's Parcel ID 90-13-0) located in the Residence A zoning district. Applicant: David Ayers, 241 Hampden Road, East Longmeadow, MA 010128

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

Motion to take the agenda out of order and proceed with case SITE-2022-08: 136 Denslow Road GK; RD. APPROVED 4-0.

PUBLIC HEARINGS

1. **Case SITE 2022-08:** Request for Site Plan Review for the construction of a stand alone warehouse addition and associated site improvements at 136 Denslow Road (Assessor's Parcel ID 10-16-2) on a 3.91 +/- acre lot in the Industrial Garden Park zoning district. Applicant: Associated Builders, Inc., 4 Industrial Drive, South Hadley, MA 01075

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

Motion to take the agenda out of order and proceed with case SITE-2022-09: Purves Street RD; GK. APPROVED 4-0.

2. **Case SITE 2022-09:** Request for Site Plan Review for the construction of an approximately 1,800 sq. ft. office building with associated parking and driveway at a combined 0.79 +/- acre parcel (to be recorded) including North Main Street Lot 1 (Assessor's Parcel ID 13-9-1), 3 Purves Street (Assessor's Parcel ID 13-8-3), 7 Purves Street (Assessor's Parcel ID 13-7-5), Purves Street Lot 6 (Assessor's Parcel ID 13-6-6), in the Commercial zoning district. Applicant: Jonathan Sieruta, 2 Depot Road, Leverett, MA 01054

Motion to continue the public hearing to Tuesday, October 18th at 6:00 PM in the COA GK; RD. APPROVED 4-0.

PUBLIC HEARINGS

3. **Case SITE 2022-07:** Request for Site Plan Review for the construction of a warehouse building and associated site improvements at 330 Chestnut Street (Assessor's Parcel ID 18-38-0) on a 40.35 +/- acre lot in the Industrial Garden Park zoning district. Applicant: East Longmeadow Redevelopers, LLC, 1260 Stelton Road, Piscataway, NJ 08854

Motion to require an independent traffic study be conducted at the applicants' expense RD; GK. APPROVED 4-0.

Motion to continue the public hearing to Tuesday, November 15th at 6:00 PM in the COA RD; GK. APPROVED 4-0.

Motion to recess for 10 minutes RD; GK. APPROVED 4-0 at 8:33 PM.

The Board reconvened at 8:43 PM.

OTHER BUSINESS:

2. Director's Report

A public workshop to discuss the Center Town mixed-use overlay zoning district proposal and the Municipal Vulnerability Preparedness grant will take place on Wednesday, October 12th at 6:00 PM in the Birchland Park Middle School cafeteria.

Motion to enter into executive session for the purpose of discussion potential resolutions to certain litigation pending against the Town, not to reconvene in open session, RD; GK. APPROVED 4-0.

EXECUTIVE SESSION

Pursuant to MGL Chapter 30A, §21 (a) (3) regarding potential resolutions of certain litigation pending against the Town.

ADJOURN

Executive Session was adjourned at 9:10 PM.