



# NOTICE OF HEARING, MEETING & AGENDA

## EAST LONGMEADOW PLANNING BOARD

When: Tuesday, November 15, 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:

<https://us02web.zoom.us/j/89334188539?pwd=b1BMQWw0ZWQ4OEoeTRHTit0NzEzZz09>

Passcode: 746415

Or one-tap mobile:

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## Agenda

### CALL THE MEETING TO ORDER

### CALL THE ROLL

### APPROVAL OF MINUTES

- October 18, 2022
- November 1, 2022 open session

### SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2022-34:** Request for Site Plan Review Waiver for FM Cleaning Service, a home office at 7 Odion Avenue (Assessor's Parcel ID 1B-43-677) in the Residence B zoning district. Applicant: Maria Machado, 7 Odion Avenue, East Longmeadow, MA 01028 (tabled from 11/01/22)
2. **Case SPRW 2022-35:** Request for Site Plan Review Waiver for Autumn Lane Décor, a retail store at 44 Shaker Road (GIS 46) (Assessor's Parcel ID 27-168-0) in an existing structure located in the Business zoning district. Applicant: Lori Beston and Judith Cusano, 44 Shaker Road, East Longmeadow, MA 01028 (tabled from 11/01/22)
3. **Case SPRW 2022-37:** Request for Site Plan Review Waiver for Costas 3D Imaging, Inc. dba Jelly on My Belly for a change in location from 310 North Main Street to 604 North Main Street, Suite 2 (Assessor's Parcel ID 1A-94-321) in an existing structure located in the Business zoning district. Applicant: Tom Costas, 55 Benedict Terrace, Longmeadow, MA 01106 (tabled from 11/01/22)

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.

4. **Case SPRW 2022-39:** Request for Site Plan Review Waiver for Dusty Goat Farm, a farm stand at 229 Hampden Road (Assessor's Parcel ID 77-55-0) on a 1.91 +/- acre lot in the Residence A zoning district. Applicant: Erin Sewell, 229 Hampden Road, East Longmeadow, MA 01028
5. **Case SPRW 2022-40:** Request for Site Plan Review Waiver for Wellness Within, LLC, a mental health and wellness service facility at 168 Denslow Road (Assessor's Parcel ID 10-19-4) in an existing structure located in the Industrial Garden Park zoning district. Applicant: Heather Gaudette, 168 Denslow Road, East Longmeadow, MA 01028

#### **APPROVAL NOT REQUIRED**

1. **Case ANR 2022-07:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law for the division of 78 Lee Street (Assessor's Parcel ID 54-1-0) for the purpose of creating two new parcels: Parcel A, a 0.92 +/- acre lot and Parcel B, a 9.27 +/- acre, both located in the Residence AA zoning district. Applicant: Greg Bocwinski, 107 Towler Drive, Hampton, VA 23666

#### **PUBLIC HEARINGS**

1. **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 (cont. 9/20/2022)  
*Applicant has requested a continuance to the December 20, 2022 meeting of the Planning Board.*
2. **Case SITE 2022-10:** Request for Site Plan Review for the replacement of a handicap ramp and associated site improvements at 6 Somers Road (Assessor's Parcel ID 27-95-0) on a 0.42 +/- acre lot in the Business zoning district. Applicant: Joseth Broussard, 600 Union Street, West Springfield, MA 01089
3. **Case SITE 2022-11:** Request for Site Plan Review for the conversion of an existing building from a repair garage to a single tenant physical therapy office space at 14-16 Center Square (Assessor's Parcel ID 27-176-0) on a 0.20 +/- acre lot in the Business zoning district. Applicant: Kevin Jennings, 73 Chestnut Street, Springfield, MA 01103

#### **OTHER BUSINESS:**

1. Director's Report

#### **ADJOURN**

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