



NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD

When: Tuesday, November 15, 2022

Time: 6:00 PM EST

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 (remote)
Cassandra Cerasuolo, Vice Chair
Russell Denver, Clerk
Pete Punderson
George Kingston

Staff Present Bailey Mitchell, Director of Planning & Community Development (remote)
Nina Fazio, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

- October 18, 2022
Motion to approve GK; PP. APPROVED 3-0. RD and CC abstained.
- November 1, 2022 open session
Motion to approve, as amended, RD; GK. APPROVED 4-0. PP abstained.

Motion to take agenda out of order and begin with Public Hearings #1 RD; GK. APPROVED 5-0.

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)
Motion to continue to 12/20/2022 at 6:00pm RD; PP. APPROVED 5-0.

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

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)
Motion to table to 12/6/2022 GK; RD. APPROVED 5-0.
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
Motion to table to 12/6/2022 RD; PP. APPROVED 5-0.
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
Motion to approve PP; RD. APPROVED 5-0.

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

PUBLIC HEARINGS

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
JT lost connection and was unable to vote during this agenda item.
Motion to approve GK; PP. APPROVED 4-0.
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
Motion to approve RD; PP. APPROVED 5-0.

OTHER BUSINESS:

1. Director's Report
No updates at this time.

ADJOURN

Motion to adjourn RD; PP. APPROVED 5-0 at 6:31 PM.