



NOTICE OF HEARING, MEETING & AGENDA

EAST LONGMEADOW PLANNING BOARD
Tuesday, June 20, 2023 6:00 PM EST
Pleasant View Senior Center
328 North Main Street, East Longmeadow, MA 01028

Remote via Zoom Webinar:

<https://us02web.zoom.us/j/83573485629?pwd=SnRpN1dBVDU2MG1SdHQxNTBZV0x0QT09>

Webinar ID: 835 7348 5629; Passcode: 840991

or one-tap mobile:

+13126266799, 83573485629# US (Chicago)

+16465588656, 83573485629# US (New York)

International numbers available: <https://us02web.zoom.us/j/kcV42fSuc>

AGENDA

1. **CALL THE MEETING TO ORDER**

2. **CALL THE ROLL**

3. **APPROVAL OF MINUTES**

A. May 16, 2023

4. **OLD BUSINESS**

5. **SITE PLAN REVIEW WAIVERS**

A. **Case SPRW-2023-17:** Request for Site Plan Review Waiver for JP and Co. Sweets and Treats, a home office at 21 Dearborn Street (Assessor's Parcel ID 12A-23-65) located in the Residence C zoning district. Applicant: Jessica Park, 21 Dearborn Street, East Longmeadow, MA 01028

B. **Case SPRW-2023-18:** Request for Site Plan Review Waiver for AMH Property Maintenance, a home office at 30 Chadwyck Lane (Assessor's Parcel ID 83-13-8) located in the Residence A zoning district. Applicant: Aidan Held, 30 Chadwyck Lane, East Longmeadow, MA 01028

C. **Case SPRW-2023-19:** Request for Site Plan Review Waiver for Positive Direction Counseling, a mental health counseling office at 264 North Main Street, Suite 14 (Assessor's Parcel ID 14-11-14) in an existing structure located in the Commercial zoning district. Applicant: Lou Ann Grimes, 264 North Main Street, Suite 14, East Longmeadow, MA 01028

D. **Case SPRW-2023-20:** Request for Site Plan Review Waiver for Unusual Machines, Inc., a home office at 54 Hampden Road (Assessor's Parcel ID 65-1-0) located in the Residence AA zoning district. Applicant: Mark Callahan, 54 Hampden Road, East Longmeadow, MA 01028

E. **Case SPRW-2023-21:** Request for Site Plan Review Waiver for Belle Bleu, a home office at 30 Judy Lane (Assessor's Parcel ID 46-39-16) located in the Residence A zoning district. Applicants: Chelsie, Kayla, and Lynn Raleigh, 30 Judy Lane, East Longmeadow, MA 01028

F. **Case SPRW-2023-22:** Request for Site Plan Review Waiver for Renew Health, LLC, a physical therapy and wellness services office at 280 North Main Street, Suite 10A (Assessor's Parcel ID 14-12-F) in an existing structure located in the Commercial zoning district. Applicant: Brianna Almeida, 82 Minechoag Heights, Ludlow, MA 01056

6. **APPROVAL NOT REQUIRED**

A. **Case ANR-2023-04:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law for the conveyance of land known as Parcel 1-A, a 0.08 +/- acre lot from 41 Edmund Street (Assessor's Parcel ID 16-116-B) to 33 Edmund Street (Assessor's Parcel ID 16-117-B) both located in the Residence C zoning district. Applicant: Chris Guyer, 33 Edmund Street, East Longmeadow, MA 01028

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.

- B. **Case ANR-2023-05:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law for the creation of new Parcel A, a 1.11 +/- acre lot, and new Parcel B, a 0.92 +/- acre lot, from existing property known as 90 Hampden Road (Assessor's Parcel ID 65-4-10) all located in the Residence AA zoning district.

7. **PUBLIC HEARINGS**

- A. **Case SP-2023-02:** Request for Special Permit Amendment to remove Special Condition #12 of SP-2012-04 (HCRD Bk 19308, Pg 49) granted to 13 North Main Street (Assessor's Parcel IDs 27-37-0 and 27-38-0) located in the Business zoning district. Applicant: Pride Operating, LLC c/o GPM Investments, LLC, 1410 Commonwealth Drive, Suite 202, Wilmington, NC 28403 (Cont. 04/18/2023, 05/16/2023)
- B. **Case SITE-2023-03:** Request for Site Plan Review approval for the construction of a recycling center and associated site improvements at Deer Park Drive (Assessor's Parcel ID 11-6-4A) located in the Industrial Garden Park zoning district. Applicant: Charles G. Arment Jr. & William T. Arment, 47 Warehouse Street, Springfield, MA 01118 (Cont. 04/18/2023, 05/16/2023)
- C. **Case SITE-2022-07:** Request for Site Plan Review approval 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. 09/20/2022, 11/15/2022, 12/20/2022, 02/21/2023, 03/21/2023, 05/02/2023)
- D. **Case SP-2023-03:** Request for Special Permit for North Star Athletics, a gymnastics facility at 45 Maple Street (GIS 34 Crane Avenue) (Assessor's Parcel ID 27-25-0) located in an existing structure in the Industrial zoning district. Applicants: Natalia Furjan and Jessica Proko, 169 Blueberry Hill Road, Longmeadow, MA 01106
- E. **Case SP-2023-04:** Request for Special Permit for Comb & Collar Pet Styling, LLC, a pet grooming salon and boutique at 57C Maple Street (GIS 55 Maple Street) (Assessor's Parcel ID 27-15-0) located in an existing structure in the Business zoning district. Applicant: Diana Garcia, 67 Manchonis Road, Wilbraham, MA 01095

8. **ANNOUNCEMENTS**

- A. **Director's Report**

9. **ADJOURNMENT**

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