

EAST LONGMEADOW PLANNING BOARD

Date: February 1, 2022

Time: 6:00 PM EST

Place: Zoom Webinar



MINUTES

Chair Russell Denver opened the meeting at 6:00 PM.

Present Russell Denver, Chair
 George Kingston, Vice Chair
 Jonathan Torcia, Clerk
 Cassandra Cerasuolo
 Pete Punderson

Staff Present Nina Fazio, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

- January 18, 2022

Motion to approve made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

SITE PLAN WAIVERS

1. Discussion and review of **Case SPRW 2020-9**, an approved Site Plan Review Waiver for a home office at 34 Halon Terrace (Assessor's Parcel ID 21-24-8) in the Residence A zoning district. Petitioner: Peter Sares, 34 Halon Terrace, East Longmeadow, MA 01028

Peter Sares was present for discussion. Mr. Sares clarified the personal uses of his shed. Chair Russell Denver stated he spoke with Kevin Duquette, the Zoning Enforcement Officer, and did not find evidence of a violation. The Board unanimously concurred Mr. Sares was not in violation of his SPRW.

PUBLIC HEARINGS

1. **Case ZN 2022-1**: Schedule A-For the purpose of amending the Town of East Longmeadow Zoning Bylaws, Schedule A to reflect the current form of government and correct grammatical errors within Ch. 450, Zoning Table 3-1 Schedule of Use Regulations 1(a-c); § 450-2.1B; § 450-2.1; § 450-3.3C(2)-3.3E(2); § 450-4.4B(6); § 450-4.5A; § 450-5.1A; § 450-5.1B(1); § 450-5.1B(2); § 450-5.3A(H); § 450-5.5c; § 450-5.6G; § 450-5.7A; § 450-5.7C(1); § 450-5.9; § 450-6.2; § 450-7.0A(1); § 450-7.0B(1); § 450-7.0C-G; § 450-7.1A(1); § 450-7.1A(2); § 450-7.1A(3)(b); § 450-7.1A(3)(c); § 450-8.1A; § 450-8.2A(1); § 450-8.2A(3); § 450-8.2B(2); § 450-8.4A; § 450-8.4A(5); § 450-8.4A(6); § 450-8.4B(2); § 450-8.7D; § 450.8.12D(3); § 450-12E; § 450-8.12G; § 450-9.4A(7); § 450-9.7G; § 450-11.2; § 450-11.2 BUILDING, HELIPORT, MASSAGE, STREET. Petitioner: East Longmeadow Planning Board

Town Clerk Jeanne Quaglietti and Town Council Vice President Ralph Page were present for discussion. Clerk Jon Torcia read the amendments into the record for Case ZN 2022-1 and Case ZN 2022-2.

Chair Russell Denver opened the public hearing. There were no comments or questions from the public

at this time.

Motion to close the public hearing made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

There were no comments or questions from the Board at this time.

The Board made one motion for both Zoning Bylaw amendment cases.

Motion to recommend the bylaw amendments to the Town Council made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by roll call vote five (5)-zero (0).

2. **Case ZN 2022-2:** Schedule A-For the purpose of amending the Town of East Longmeadow Zoning Bylaws, Schedule A for greater clarification by omitting redundant language within Ch. 450 § 450-5.0I; § 450-5.3F(1); § 450-5.3A,F(1); § 450-5.5E(2)(b); § 450-5.6B(2)(c); § 450-5.6G; § 450-8.2A(1)-(3); § 450-8.7G; § 450-11.2 GAMING ESTABLISHMENT, SEMI-DETACHED DWELLING; § 450-11.2. Petitioner: East Longmeadow Planning Board

OTHER BUSINESS:

1. Discussion of proposed mixed use development at 64 Maple Street (Assessor's Parcel ID 27-9-0) a 3.08 +/- acre lot located in the Business zoning district and 87 Shaker Road (Assessor's Parcel ID 28-5-0) a 0.32 +/- acre lot, Rear Shaker Road (Assessor's Parcel ID 28-3-0) a 1.47 +/- acre lot, Rear Shaker Road (Assessor's Parcel ID 28-4-0) a 0.85 +/- acre lot, and 95 Shaker Road (Assessor's Parcel ID 28-2-0) a 1.04 +/- acre lot all located in the Industrial zoning district. Petitioner: Steve Graham, Garden Park LLC, 35 Industrial Drive, East Longmeadow, MA 01028

Petitioner Steve Graham and Jonathan Solecki from Lut Design were present for discussion. Mr. Graham presented a proposal for a mixed use development located south of The Depot at 64 Maple Street. The Board provided feedback on some zoning obstacles Mr. Graham would need to address.

2. Director's Report

Administrative Assistant Nina Fazio provided information on the public hearings scheduled for the next meeting of the Planning Board on February 15, 2022.

ADJOURN:

Motion to adjourn made by Vice Chair George Kingston; second by Clerk Jon Torcia and approved by roll call vote five (5)-zero (0) at 7:01 PM.