

EAST LONGMEADOW PLANNING BOARD

Date: February 7, 2023
Time: 6:00 PM EST
Place: COA Media Room, Pleasant View Senior Center
328 North Main Street, East Longmeadow, MA 01028
And via zoom webinar



MINUTES

Chair Jonathan Torcia opened the meeting at 6:00 PM.

CALL THE ROLL

Present Jonathan Torcia, Chair
Cassandra Cerasuolo, Vice Chair
Russell Denver, Clerk
George Kingston
Pete Punderson
Staff Present Bailey Mitchell, Planning & Community Development Director

APPROVAL OF MINUTES

- January 17, 2023

Motion to approve made by Board member George Kingston; second by Clerk Russell Denver and approved by unanimous vote four (4)-zero (0). Board member Pete Punderson abstained due to his absence at the January 17, 2023 meeting.

SITE PLAN REVIEW WAIVERS

1. **Case SPRW-2023-05:** Request for Site Plan Review Waiver for 413 Power Washing, a home office at 30 Chadwyck Lane (Assessor's Parcel ID 83-13-8) located in the Residence A zoning district. Applicant: Regan Held, 30 Chadwyck Lane, East Longmeadow, MA 01028

Applicant Regan Held was present for discussion (remote). Mr. Held stated his home office would be for a mobile power washing service and the home office would be used for mailing purposes. Mr. Held stated there would be small equipment stored in the garage of the residence and he uses his personal vehicle. Board member George Kingston reminded the applicant that no signage is allowed outside of the residence.

Motion to approve made by Board member George Kingston; second by Clerk Russell Denver and approved by unanimous vote five (5)-zero (0).

OTHER BUSINESS

1. Request for consideration of partial release of performance bond and recommendation of street acceptance for Hidden Ponds Estates Subdivision. Applicant: Redstone Ponds, LLC, P.O Box 79, East Longmeadow, MA 01028

Applicant Al Joyce was present for discussion (remote). Mr. Joyce stated roadway construction has been completed and inspected by the Department of Public Works who confirmed that work has been 100%

completed. Mr. Joyce stated approximately \$400,000 is being held as a bond. Planning Director Bailey Mitchell provided emails from Deputy Superintendent Mark Berman regarding completion of the roadways and that the bond can be partially released; the Town can continue to hold 20% of the bond for up to 18 months, per the East Longmeadow Subdivision Rules & Regulations, to ensure the roadway withstands a freeze-thaw cycle. Deputy Superintendent Mark Berman provided an updated Bond Calculation sheet showing \$116,235.00 would remain in the bond account.

Motion to partially release the bond for Hidden Ponds Estates in accordance with the Bond Calculation provided by the Department of Public Works made by Board member George Kingston; second by Board member Pete Punderson and approved by unanimous vote five (5)-zero (0).

Clerk Russell Denver confirmed with Mr. Joyce that he is aware the bond is not being fully release. Planning Director Bailey Mitchell stated the Department of Public Works has no issues with the Board recommending street acceptance to the Town Council at this time, if the Board wishes to do so.

Motion to recommend street acceptance of Hidden Ponds Estates to the Town Council made by Board member George Kingston; second by Board member Pete Punderson and approved by unanimous vote five (5)-zero (0).

2. Director's Report

Planning Director Bailey Mitchell reviewed several upcoming projects for the Department.

Planning Director Bailey Mitchell stated the property owner of the land segment of the decommissioned rail line, immediately north of the existing Rail Trail (between Maple Street and Westwood Avenue, Parcel ID: 14-37-0), is willing to donate the land to the Town. A reduction of parking requirements for Center Village will be needed for the approximately 50 spaces that are on the parcel. Clerk Russell Denver raised concern regarding the current parking of RVs and trailers on that parcel.

Planning Director Bailey Mitchell gave an overview of two bylaw amendments going before Town Council on February 14, 2023. The first bylaw amendment is for the Site Plan Review process and was previously presented to the Planning Board for informal discussion at the December 6, 2022 Planning Board meeting. The second bylaw amendment is a proposal for a new Center Town Zoning District that will allow mixed-use developments, which has been a topic of informal discussion with the Planning Board since the June 6, 2022 Planning Board meeting. Board member Pete Punderson asked if the district would be an overlay; Planning Director Bailey Mitchell stated it would be a change to the zoning of the parcels which are currently zoned Business, Commercial, or Industrial.

Planning Director Bailey Mitchell stated further materials from peer review and Town Department Heads for Case SITE-2022-07: 330 Chestnut Street will be submitted to the Board and available for the public on the Town website no later than February 17 at 4:00PM.

Clerk Russell Denver asked for the Town Council meeting minutes and decisions regarding East Village Tavern before their upcoming Special Permit public hearing with the Planning Board on February 21, 2023.

Clerk Russell Denver reiterated his request made during a previous meeting, that an informal discussion be placed on a future Planning Board meeting agenda regarding the parking of boats, trailers, and RVs in residential zones. Clerk Russell Denver stated he would like for this discussion to be an agenda by the end of April.

ADJOURN

Motion to adjourn made by Board member Pete Punderson; second by Clerk George Kingston and approved by unanimous vote five (5)-zero (0) at 6:22 PM.