

EAST LONGMEADOW PLANNING BOARD

Date: February 15, 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

- February 1, 2022

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

SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2022-1:** Request for a Site Plan Review Waiver for a home office at 132 Parker Street (Assessor's Parcel ID 77-5-44) in the Residence A zoning district. Applicant: Leonard Scarnici, 132 Parker Street, East Longmeadow, MA 01028

Applicant Len Scarnici was present for discussion. Mr. Scarnici stated his home office would be for billing purposes. Mr. Scarnici does not have a commercial vehicle and does not store any supplies at his residence. There were no further comments or questions from the Board at this time.

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).

2. **Case SPRW 2022-2:** Request for a Site Plan Review Waiver for a home office at 8 Redin Drive (Assessor's Parcel ID 32-23-22) in the Residence A zoning district. Applicant: Jennifer Meara, 8 Redin Drive, East Longmeadow, MA 01028

Applicant Jenn Meara was present for discussion. Ms. Meara stated she runs a pet sitting service and that all of her work is done at the customers' homes. Ms. Meara stated her home office would be for writing bills and answering phone calls. There were no comments or questions from the Board at this time.

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

PUBLIC HEARINGS

1. **Case SP 2022-1:** Request for Special Permit for The Sweet Boutique, a bakery at 33 Harkness Avenue (GIS 31 Harkness Avenue) (Assessor's Parcel ID 12-33-0) in an existing structure located in the Business zoning district. Applicant: Nicole Moran, 42 Buick Street, Springfield, MA 01118

Applicant Nicole Moran was present for discussion. Property owner Carl Perella was present for discussion. Ms. Moran stated she has been running a home bakery for the past 6-7 years and is looking for a store front to sell boutique pastries and coffee. Ms. Moran stated the existing building her business would be located in was previously Beer Works. Ms. Moran anticipates being open from Wednesday-Sunday from 10:00am-4:00pm.

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

Chair Russell Denver encouraged the applicant to contact the Board of Health and complete any paperwork they may have. Ms. Moran stated she has already started that process.

Motion to approve the request for Special Permit made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo and approved by roll call vote five (5)-zero (0).

2. Request by applicant for a time extension for the approval of **Case SD-D 2019-1: Jeffery Lane South**, a two (2) lot subdivision on a 3.44 +/- acre parcel at 216 Somers Road (Assessor's Parcel ID 40-25-31) located in the Residence A zoning district. Applicant: Oak Ridge Custom Home Builders Inc., 80 River Road, South Hadley, MA 01075

Val Shvetz of Oak Ridge Custom Home Builders was present for discussion. Mr. Shvetz stated the subdivision is just one single family dwelling and construction has not begun. Vice Chair George Kingston asked when construction is anticipated to begin. Mr. Shvetz stated construction will begin in approximately one and a half years. Chair Russell Denver stated two years in the maximum extension that will be granted. Vice Chair George Kingston asked if the performance bond will be extended by the applicant for the appropriate amount of time. Mr. Shvetz stated he will hand in evidence of extending the performance bond for two years.

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 Cassandra Cerasuolo and approved by roll call vote five (5)-zero (0).

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

Motion to approve the request for a two year extension, contingent upon receiving notice that the

performance bond for Jeffery Lane South has been extended, made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)- zero (0).

3. Request by applicant to withdraw their application without prejudice or for the Board to issue a written decision without prejudice for **Case SP 2021-10**: Request for Special Permit for the installation of a wireless communications monopole and related equipment at 16 Meadowbrook Road (Assessor's Parcel ID 78-1-0) on a 12 +/- acre site in the Residence A zoning district. Applicant: Cellco Partnership d/b/a Verizon Wireless, 20 Alexander Drive, Wallingford, CT 06492

Attorney Ellen Freyman, Attorney Michael Fenton, and Attorney Stephen Sobey were present on behalf of the petitioners. Chair Russell Denver recounted the legality of the petitioners' request and the Town attorney's opinions on the matter. Atty Freyman reiterated that the petitioners intend to file with the additional submission of a report generated by an independent RF Engineer, if their request is granted.

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 Board member Cassandra Cerasuolo; second by Vice Chair George Kingston and approved by roll call vote five (5)-zero (0).

The Board discussed what each vote would mean for the outcome of this case. The Board asked that Administrative Assistant Nina Fazio vet each independent RF engineer submitted by the petitioners. A report on these independent RF engineers will be provided to the Board before they decide which company to employ.

Chair Russell Denver reiterated that the independent RF engineer would be selected by the Board. The cost of the independent RF engineer would be paid for by the petitioners.

Chair Russell Denver asked Atty Freyman to waive the requirement that the Board file a decision within 90 days of the public hearing. Atty Freyman verbally agreed to waive that timeframe and allow the Board more time to render a written decision.

Motion to deny the request for Special Permit without prejudice made by Board member Pete Punderson; second by Board member Cassandra Cerasuolo.

Chair Russell Denver explained a "yes" would mean to deny the request without prejudice; a "no" vote would mean that the member's vote from the January 18, 2022 meeting regarding this request was withstanding.

Motion to deny the request for Special Permit without prejudice made by Board member Pete Punderson; second by Board member Cassandra Cerasuolo and approved by roll call vote four (4)-one (1).

Russell Denver, Chair- Yes
Jon Torcia, Clerk- Yes
Cassandra Cersuolo- Yes

George Kingston, Vice Chair- No
Pete Punderson- Yes

OTHER BUSINESS:

1. Discussion of a proposed recycling center on Deer Park Drive (Assessor's Parcel ID 11-6-4A) on a 6.22 +/- acre vacant lot in the Industrial Garden Park zoning district. Petitioner: Will Arment, 47 Warehouse Street, Springfield, MA 01118

Applicant Will Arment and Attorney Josh Levine were present for discussion. Atty Levine presented the details of a proposed recycling center that would accept waste that could not otherwise be recycled. The Board provided feedback on the applicant's proposal, as well as other submittals they would like to see accompany the application.

2. Director's Report

Administrative Assistant Nina Fazio provided an update on the job search for the next Planning Director. Administrative Assistant Nina Fazio provided information about upcoming cases for the next Planning Board meetings.

ADJOURN

Motion to adjourn made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by unanimous vote five (5)-zero (0) at 7:05 PM.