



EAST LONGMEADOW PLANNING BOARD

Tuesday, March 2, 2021

6:00 PM Eastern Time (US and Canada)

Zoom Webinar

MINUTES

Chair Russell Denver opens the meeting at 6:00 pm and called the roll.

Present: Russell Denver, Chair
George Kingston, Vice Chair
Tyde Richards, Clerk
Jonathan Torcia
Peter Punderson

Staff Present: Bethany Yeo, Planning & Community Development Director
Rebecca Jones, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

February 16, 2021

Motion to approve made by Peter Punderson; second by George Kingston and approved by roll call vote five (5)-zero (0).

SITE PLAN WAIVER REQUESTS

1. **Case SPRW 2021-7:** Request for Site Plan Review Waiver for Complex Sports, LLC an exercise and sports training facility at 80 Denslow Road (Assessor's Parcel ID 10-8-0) in an existing structure on a 4.64 +/- acre site in the Industrial Garden zoning district. Applicant: Joann Vallera, Complex Sports, LLC, 80 Denslow Road, East Longmeadow, MA 01028.

Applicant Joann Vallera was present for discussion. Ms. Vallera gave a brief overview of the business hours and purpose. Vice Chair Kingston asked if the field behind the facility was also included with this filing to which Ms. Vallera said it is used by Powerhouse Training. No further comment.

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

OTHER BUSINESS

1. **Request for partial release of bond for Pondview Drive Subdivision.** Applicant: RJ Chapdelaine, 87 Shaker Road, East Longmeadow, MA 01028.

Applicant RJ Chapdelaine was present for discussion. Clerk Richards read a letter requesting the release of bond by the applicant. Planning Director Bethany Yeo confirmed that the Department of Public Works has recommended retaining 20% of the bond totaling \$51,219.00 until the street

acceptances are completed. Mr. Chapdelaine acknowledged the Town's requirement of retaining 20% of the bond. No further comment.

Motion to approve partial release of bond in the amount of \$42,952.50 made by Vice Chair George Kingston; second by Board member Peter Punderson and approved by roll call vote five (5)-zero (0).

Mr. Chapdelaine asked about next steps and Tom Christensen, Deputy Superintendent of DPW was added for discussion. Mr. Christensen explained that the basin was inspected before the top course was put down and appeared to be in good shape and after the next freeze/thaw pattern, the DPW will sign off on the street acceptances so long as all other aspects are in order.

2. Director's Report

Ms. Yeo briefly discussed the March 16, 2021 meeting schedule as there are several public hearings slated. No further comment.

ADJOURN Motion to adjourn made by Vice Chair George Kingston; second by Board member Peter Punderson and approved by roll call vote five (5)-zero (0) at 6:15 pm.

Respectfully submitted.

Rebecca A. Jones,
Planning & Community Development Administrative Assistant