

**EAST LONGMEADOW PLANNING BOARD**

Date: March 15, 2022

Time: 6:00 PM EST

Place: Zoom Webinar



**MINUTES**

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

**CALL THE ROLL**

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

Absent Jonathan Torcia, Clerk

Staff Present Nina Fazio, Planning & Community Development Administrative Assistant

**APPROVAL OF MINUTES**

- March 1, 2022

**Motion to approve made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo and approved by roll call vote three (3)-zero (0).** Board member Pete Punderson abstained from voting due to his absence at the March 1, 2022 meeting.

**SITE PLAN REVIEW WAIVERS**

1. **Case SPRW 2022-3:** Request for a Site Plan Review Waiver for Your Best Self Esthetics at 45 Crane Avenue (Assessor's Parcel ID 27-24-A-1) in an existing structure located in the Business zoning district. Applicant: Rebecca Lombardi, 32 Baldwin Drive, Hampden, MA 01036

The applicant was not present for discussion. The Board decided not to vote until the applicant was present.

**Motion to table the discussion of Case SPRW 2022-3 until the next meeting of the Planning Board made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by roll call vote four (4)-zero (0).**

**PUBLIC HEARINGS:**

1. **Case SD-D 2022-1:** Definitive Subdivision Plan for Happy Acres Subdivision: Request by applicant for definitive subdivision approval for a twenty-three (23) lot subdivision on a 31.8 +/- acre lot at 43 South Bend Lane (Assessor's Parcel ID 54-6-0) located in the Residence A zoning district. Applicant: Marlene Goldstein, 43 South Bend Lane, East Longmeadow, MA 01028

Applicant Marlene Goldstein was present for discussion. Rob Levesque, of R. Levesque Associates, and Carl Perella were also present for discussion. Mr. Levesque presented the details of the construction for two road ways and 23 single family dwelling lots. Mr. Levesque stated the applicant is also seeking Conservation Commission approval due to the presence of wetlands on the south side of the subject

parcel. Vice Chair George Kingston expressed concern regarding the ownership of a stormwater parcel located to the south east of the proposed subdivision. Vice Chair George Kingston expressed concern regarding a lack of frontage and ownership on a parcel to the north east of the proposed subdivision. Board member Pete Punderson expressed concern on the amount of trucks going in and out of the one access point to the subdivision. Mrs. Goldstein stated there is a second access point through an easement on 33 South Bend Lane. Mr. Perella stated there would only be a few houses being built per year which would limit the amount of traffic.

Chair Russell Denver opened the public hearing.

Bob and Lisa Butcher, 44 South Bend Lane, spoke in opposition of the results of the traffic study. The abutters expressed concern on the amount of traffic going in and out of South Bend Lane.

Chair Russell Denver asked the petitioners to speak with the Safety Enforcement Officer on ways to reduce traffic and speed on Route 83 outside South Bend Lane.

Vice Chair George Kingston reiterated his concerns on the stormwater parcel and the parcel with no frontage. Vice Chair George Kingston stated he would like comments from the ELFD on some of the waivers requested by the applicant.

Board member Cassandra Cerasuolo expressed concern regarding Mr. Perella's statement that only a few houses would be built per year. Mr. Levesque clarified that the market will dictate how many houses are built at a time; however, not all lots will be developed at the same time.

Board member Pete Punderson expressed further concern regarding traffic at the intersection of Route 83 and South Bend Lane.

Mr. Levesque asked the Board if they would like to schedule a site visit to better see the location of the lots and roadways.

**Motion to continue the public hearing until April 19, 2022 at 6:00PM to allow the petitioners time to answer questions raised by the Board made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote four (4)-zero (0).**

2. **Case SP 2022-2:** Request for Special Permit for the conversion of an existing manufacturing facility into a private gym at 21 Baldwin Street (Assessor's Parcel ID 27-12-21) on a 1.90 +/- acre lot located in the Industrial zoning district. Applicant: JGM Holdings, LLC, 444A North Main Street Suite 222, East Longmeadow, MA 01028

Chris McKinnon, Brendan Greeley, and Philip Burdick were present for discussion on behalf of the applicant. Mr. Burdick presented the details of renovating an existing industrial facility into a gymnastics and martial arts center. Mr. McKinnon currently owns Pioneer Gymnastics; however, he is looking to move to a location with larger space and more parking.

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 four (4)-zero (0).**

Chair Russell Denver asked if the hours of operation or any business features would be changing from the existing business. Mr. McKinnon stated that the hours of operation would remain the same and their facilities/equipment would be updated. There were no further comments or questions from the Board at this time.

**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 four (4)-zero (0).**

3. **Case SP 2022-3:** Request for Special Permit amendment for a dog daycare facility for K9 & Pets Dog Training, LLC at 576 North Main Street (Assessor's Parcel ID 1A-91-571) in an existing structure located in the Business zoning district. Applicant: K9 & Pets Dog Training, LLC c/o Sergio Nieves, 576 North Main Street, East Longmeadow, MA 01028

Sergio Nieves was present for discussion. Animal Control Officers Melissa Defino-Lagacy and Paul Morrissey were also present for discussion.

Mr. Nieves presented his plans to open up a dog daycare facility at his existing dog training facility. ACO Melissa Defino-Lagacy provided comments and recommendations on Mr. Nieves' plan.

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 four (4)-zero (0).**

The Board and ACOs discussed the Town Bylaws regarding the definition of a Commercial Kennel. The Board discussed previous and current dog facilities in town.

ACO Melissa Defino-Lagacy reiterated her recommendations for conditions of approval. Chair Russell Denver stated he would like to add conditions of approval based upon dog daycare standards submitted by the applicant.

**Motion to approve the request for Special Permit amendment, with conditions of approval, made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote four (4)-zero (0).**

**OTHER BUSINESS:**

1. Director's Report

Administrative Assistant Nina Fazio provided information on the next Planning Board agenda. Chair Russell Denver stated a Planning Director has been hired, with an anticipated start date of April 4, 2022. Vice Chair George Kingston asked for a discussion of electric vehicle charging stations to be placed on the next agenda. Vice Chair George Kingston provided an update on a court case regarding solar bylaws.

**ADJOURN**

**Motion to adjourn made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by unanimous vote four (4)-zero (0) at 7:46 PM.**