

EAST LONGMEADOW PLANNING BOARD

Date: April 5, 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
 Jonathan Torcia, Clerk
 Cassandra Cerasuolo (retired at 6:30 PM)

Absent Pete Punderson

Staff Present Bailey Mitchell, Director of Planning & Community Development
 Nina Fazio, Planning & Community Development Administrative Assistant

Motion to take the agenda out of order and begin with Case SP 2022-4: 280 North Main Street made by Vice Chair George Kingston; second by Clerk Jon Torcia and approved by roll call vote four (4)-zero (0).

PUBLIC HEARINGS

- 1. Case SP 2022-4:** Request for Special Permit for a Massage Therapist Facility at 280 North Main Street, Suite 7 (Assessor's Parcel ID 14-12-F) in an existing structure located in the Commercial zoning district. Applicant: Carolyn Wright, 34 Berlin Street, Springfield, MA 01109

Applicant Carolyn Wright was present for discussion. Ms. Wright presented her plans to open a Massage Therapist Facility. Ms. Wright stated her anticipated hours of operation are in the evenings and she will be the sole employee.

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 Clerk Jon Torcia and approved by roll call vote four (4)-zero (0).

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).

APPROVAL OF MINUTES

- March 15, 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). Clerk Jon Torcia abstained from voting due to his absence at the March 15, 2022 meeting.

- January 15, 2019 Executive Session
- September 17, 2019 Executive Session
- February 18, 2020 Executive Session

Motion to approve the 1/15/2019, 9/17/2019, and 2/18/2020 executive session meeting minutes made by Vice Chair George Kingston; second by Clerk Jon Torcia and approved by roll call vote three (3)-zero (0). Board member Cassandra Cerasuolo abstained from voting as she was not a board member during these executive sessions.

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 (Cont. 3/15/2022)

Applicant Rebecca Lombardi was present for discussion. Ms. Lombardi stated she plans to run her esthetics business within the ESCAPE Therapeutic Massage business within the Healthtrax building. Ms. Lombardi stated her hours of operation will vary and will be by appointment only. Vice Chair George Kingston asked if she would offer permanent makeup. Ms. Lombardi answered "no".

Motion to approve made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo and approved by roll call vote four (4)-zero (0).

2. **Case SPRW 2022-4:** Request for a Site Plan Review Waiver for Bare Salon, a hair salon at 44 Shaker Road (GIS 46 Shaker Road) (Assessor's Parcel ID 27-168-0) in an existing structure located in the Business zoning district. Applicant: Shelley McCloskey, 44 Shaker Road, East Longmeadow, MA 01028

Applicant Shelley McCloskey was present for discussion. Ms. McCloskey stated she is opening a salon and anticipates hiring two booth renters. Ms. McCloskey stated the hours of operation will vary based on each booth renter's schedule. Chair Russell Denver asked about the location of the salon. Ms. McCloskey stated the location was previously a barber shop next to Koffee Tyme.

Motion to approve made by Vice Chair George Kingston; second by Clerk Jon Torcia and approved by roll call vote four (4)-zero (0).

3. **Case SPRW 2022-5:** Request for a Site Plan Review Waiver for RedFive Toys & Collectibles for a change in location from Unit 57 to Unit 55 at 55 Maple Street (Assessor's Parcel ID 27-15-0) in an existing structure located in the Business zoning district. Applicant: Brian Rushby, 751 Mountain Road, Suffield, CT 06078

Applicant Brian Rushby was present for discussion. Mr. Rushby stated he is looking to move next door into a bigger unit.

Motion to approve made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo and approved by roll call vote four (4)-zero (0).

4. **Case SPRW 2022-6:** Request for a Site Plan Review Waiver for the renovation of existing office and warehouse spaces at 19-21 Fisher Avenue (Assessor's Parcel ID 14A-28-C) on a 0.69 +/- acre lot in the Industrial zoning district. Applicant: Andrew Walmsley, Volo Aero MRO, 140 Industrial Drive, East Longmeadow, MA 01028

Applicant Andrew Walmsley and property owner Danny Hannoush were present for discussion. Mr. Hannoush explained the details to renovate and upgrade the existing warehouse spaces into more office space. Vice Chair George Kingston asked if this is going to be an additional location for the business or a total relocation. Mr. Walmsley stated the business is relocating.

Motion to approve made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo and approved by roll call vote four (4)-zero (0).

5. **Case SPRW 2022-7:** Request for a Site Plan Review Waiver for a business name change from Mia Take Out Inc. dba Jack Chen to Joy Take Out Inc. dba Jack Chen at 59 Maple Street (GIS 55 Maple Street) (Assessor's Parcel ID 27-15-0) in an existing structure located in the Business zoning district. Applicant: Saiwen He, 18 Brook Street, East Longmeadow, MA 01028

The applicant was not present for discussion. Administrative Assistant Nina Fazio stated this is just a business name change which requires a new business certificate.

Motion to approve made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo and approved by roll call vote four (4)-zero (0).

6. **Case SPRW 2022-8:** Request for a Site Plan Review Waiver for Lilybean Sweets, a home bakery at 151 Smith Avenue (Assessor's Parcel ID 3B-64-123) located in the Residence C zoning district. Applicant: Kira Cubin, 151 Smith Avenue, East Longmeadow, MA 01028

Applicant Kira Cubin was present for discussion. Ms. Cubin presented the details of her home bakery. Ms. Cubin stated she has already received inspections by the Health Department.

Motion to approve made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo and approved by roll call vote four (4)-zero (0).

7. **Case SPRW 2022-9:** Request for a Site Plan Review Waiver for East Car Sales, a home office at 389 Elm Street (Assessor's Parcel ID 34-28-0) located in the Residence A zoning district. Applicant: Wilfredo Gonzalez, 389 Elm Street, East Longmeadow, MA 01028

The applicant was not present for discussion. Chair Russell Denver stated he would like to hear from the applicant before voting on this matter.

Motion to table the discussion until the next meeting of the Planning Board made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo and approved by roll call vote four (4)-zero (0).

Board member Cassandra Cerasuolo retired from the meeting at this time.

8. **Case SPRW 2022-11:** Request for a Site Plan Review Waiver for a business name change to American Hair & Nails at 613 North Main Street (GIS 611 North Main Street) (Assessor's Parcel ID 1A-56-94) in an existing structure located in the Business zoning district. Applicant: Tu Pham, 294 Anthony Way, Longmeadow, MA 01106

Applicant Tu Pham was present for discussion. Ms. Pham stated she is changing the name of her business which requires a new business certificate. Vice Chair George Kingston confirmed the previous name of the business. Chair Russell Denver confirmed the location of the business.

Motion to approve made by Clerk Jon Torcia; second by Vice Chair George Kingston and approved by roll call vote three (3)-zero (0).

PUBLIC HEARINGS

2. **Case SP 2022-5:** 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 located in the Residence A zoning district. Applicant: Cellco Partnerships dba Verizon Wireless, 20 Alexander Drive, Wallingford, CT 06492

Attorney Michael Fenton of Shatz, Shwartz, and Fentin PC was present for discussion on behalf of the applicant. Chair Russell Denver provided a summary of the previous request for Special Permit hearings with the applicant. Chair Russell Denver stated the Planning Board has chosen to employ David Maxson of Isotrope Wireless, LLC as an independent RF consultant.

Attorney Fenton provided a summary of the variances granted to the petitioner by the Zoning Board of Appeals. Attorney Fenton confirmed a statement has been provided affirming that invoices from the consultant will be paid by the petitioners. Attorney Fenton requested that the petitioners be informed of any site visits.

Chair Russell Denver opened the public hearing.

Vice Chair George Kingston disclosed that he is a client of Shatz, Shwartz, and Fentin but does not believe it will be a conflict of interest. Clerk Jon Torcia affirmed his agreement with the consultant the Board has chosen to employ.

Chair Russell Denver asked Director Bailey Mitchell to have the consultant's report prepared by the May 17, 2022 meeting of the Planning Board. Attorney Fenton asked for the report to be produced by May 3, 2022 so that the petitioners have time to prepare a counter-statement. Chair Russell Denver agreed to pass this request along to the consultant.

John Burney, 141 Meadowbrook Road, spoke during the public hearing. Mr. Burney asked about the scope of the report generated by the consultant. Chair Russell Denver stated the scope of work will be aligned with the East Longmeadow Zoning Bylaws Section 5.5 and will investigate the validity of the

petitioner's application as well as if the location of the tower is beneficial to the Town. Mr. Burney asked if alternative locations will be investigated; Chair Russell Denser responded affirmatively.

Motion to continue the public hearing to May 17, 2022 at 6:00 PM made by Vice Chair George Kingston; second by Clerk Jon Torcia and approved by roll call vote three (3)-zero (0).

CONTINUED BUSINESS

- 1. Request for consideration of final release of performance bond for Jeffrey Lane Extension Subdivision.** Applicant: Southern NE Real Estate Development, Inc. 45 Knollwood Drive, East Longmeadow, MA 01028 (Cont. 1/4/2022; 1/18/2022)

Applicant Jeffery Bosworth and Attorney Larry Levine were present for discussion. Chair Russell Denver stated the DPW has submitted a statement that all work on the subdivision has been satisfactorily completed.

Motion to release the performance bond for Jeffery Lane Extension made by Vice Chair George Kingston; second by Clerk Jon Torcia and approved by roll call vote three (3)-zero (0).

OTHER BUSINESS

- 1. Request for consideration of final release of performance bond and recommendation of street acceptance for Pondview Drive Subdivision.** Applicant: RJ Chapdelaine, 87 Shaker Road, East Longmeadow, MA 01028

Applicant RJ Chapdelaine was present for discussion. Chair Russell Denver stated the DPW has submitted a statement that all work on the subdivision has been satisfactorily completed.

Motion to approve this request made by Clerk Jon Torcia; second by Vice Chair George Kingston and approved by roll call vote three (3)-zero (0).

- 2. Update of work done in accordance with Site Plan Approval for Elmcrest Country Club, 105 Somersville Road (Assessor's Parcel ID 69-12-0).** Petitioner: David Fleury, Meadow Holdings, LLC, P.O. Box 451, East Longmeadow, MA 01028

Petitioner David Fleury was present for discussion. Chair Russell Denver stated this update was supposed to occur in 2019. Mr. Fleury stated Elmcrest Country Club is in the middle of litigation with their insurance company which has slowed development down considerably. Mr. Fleury stated his attorney Paul Weinberg is supposed to be present for the meeting and is not available yet.

The Board continued with agenda item "Other Business #3" while waiting for Attorney Weinberg to join the meeting.

Attorney Weinberg joined the meeting at this time. Attorney Weinberg provided an overview of the litigation between the insurance company and why construction has taken so long. Chair Russell Denver asked about the timeline of when the temporary structures will be taken down. Attorney Weinberg estimated that litigation will be completed by the end of this summer but does not want their plan of reconstruction noted in the public record at this time.

The Board asked for Mr. Fleury to submit a written request for an extension of approval until February 2023 so that the Board can formally act on it.

3. Discussion of electric vehicle charging stations

Vice Chair George Kingston provided an overview of some potential issues with electric vehicle charging stations that the Planning Board may run into in the future. Chair Russell Denver asked Director Bailey Mitchell to begin drafting bylaw verbiage pertaining to EV charging stations that the Board can act on.

4. Director's Report

Administrative Assistant Nina Fazio provided an overview of the cases schedule for the next meeting of the Planning Board. Chair Russell Denver stated the Board could hold a meeting on the first Tuesday in May since there is no primary election in town. Chair Russell Denver stated he would prefer not to schedule anything on that date at this time.

ADJOURN

Motion to adjourn made by Vice Chair George Kingston; second by Clerk Jon Torcia and approved by unanimous vote three (3)-zero (0) at 7:10 PM.