

EAST LONGMEADOW PLANNING BOARD

Date: June 6, 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 Bailey Mitchell, Director of Planning & Community Development
 Nina Fazio, Planning & Community Development Administrative Assistant

APPROVAL OF MINUTES

- May 17, 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 May 17, 2022 meeting.

SITE PLAN REVIEW WAIVERS

1. **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 (Cont. 4/5/2022; 4/19/2022; 5/17/2022)

The applicant was not present for discussion. The Board reiterated their desire to hear from the applicant before approving the request for Site Plan Review Waiver.

Motion to approve made by Vice Chair George Kingston; second by Board member Cassandra Cerasuolo. This motion did not carry with a roll call vote of zero (0)-four (4).

The Board stated that the applicant could reapply, if he chooses to do so.

2. **Case SPRW 2022-14:** Request for a Site Plan Review Waiver for King, Newton & Stevens, a home office at 329 Pease Road (Assessor’s Parcel ID 32-16-0) in the Residence A zoning district. Applicant Donald M Stevens, 329 Pease Road, East Longmeadow, MA 01028 (Cont. 5/17/2022)

Applicant Don Stevens was present for discussion. Mr. Stevens presented his plans for a home office to operate a remote commercial real estate brokerage. Mr. Stevens stated there would be no customers at the residence. 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 Pete Punderson and approved by roll call vote four (4)-zero (0).

3. **Case SPRW 2022-16:** Request for a Site Plan Review Waiver for Tranquility Counseling, a home office at 134 Gates Avenue (Assessor's Parcel ID 12B-67-193) in the Residence C zoning district. Applicant Chassity Crowell-Miller, 134 Gates Avenue, East Longmeadow, MA 01028

Applicant Chassity Crowell-Miller was present for discussion. Ms. Crowell-Miller presented her plans for a home office to operate a remote telehealth mental health service. Ms. Crowell-Miller stated there would be no customers at the residence. 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 Pete Punderson and approved by roll call vote four (4)-zero (0).

4. **Case SPRW 2022-17:** Request for a Site Plan Review Waiver for Pine and Birch Photography, a home office at 5 Lester Street (Assessor's Parcel ID 25-165-2) in the Residence C zoning district. Applicant Olivia Hall, 5 Lester Street, East Longmeadow, MA 01028

The applicant was not present for discussion. Chair Russell Denver stated the applicant had submitted a request to table discussion to the next meeting of the Planning Board.

Motion to table discussion to the June 21, 2022 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).

ANR

1. **Case ANR 2022-3:** Request by applicant for endorsement of a plan believed not to require subdivision approval under Subdivision Control Law for the creation of two parcels: Parcel A, a +/- 130,547.4 sq. ft. (2.99 acre) lot containing a portion of 302 Benton Drive (Assessor's Parcel ID 10-9-2); Parcel B, a +/- 89,956.0 sq. ft. (2.06 acre) lot containing a portion of 302 Benton Drive (Assessor's Parcel ID 10-9-2); all located in the Industrial Garden zoning district. Applicant: MPT Development, LLC, 4 Industrial Drive, South Hadley, MA 01075

Kimberly Masiuk of BL Companies was present for discussion on behalf of the applicant. Ms. Masiuk explained the request to divide the property known as 302 Benton Drive into two separate parcels. Ms. Masiuk stated both parcels will meet the zoning requirements for the zoning district they are located in. Chair Russell Denver asked if there were plans for the new lot. Ms. Masiuk stated there are no plans at this time.

Motion to endorse the plans believed not to require approval under Subdivision Control Law 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 (Cont. 3/15/2022; 4/19/2022; 5/17/2022)

Motion to reopen the public hearing made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote four (4)-zero (0). There were no comments or questions from the public at this time.

Applicant Marlene Goldstein, Attorney Larry Levine, Carl Perella, and Felipe Cravo of RL Associates were present for discussion. Chair Russell Denver recapped the previous public hearings. Attorney Levine provided documentation that states private homeowners and the Homeowners Association will be responsible for the long-term maintenance of stormwater basins. The Board approved of the proposed Declaration of Homeowners Association.

Chair Russell Denver reiterated that the Police Department, Fire Department, and Department of Public Works have approved of the proposed subdivision plans.

Board member Pete Punderson reiterated his concern regarding the amount of traffic this subdivision will produce coming out of South Bend Lane. Chair Russell Denver stated he will reach out to the Town Manager to investigate the possibilities of reducing the speed limit on Somers Road and adding signage at the intersection of Somers Road-South Bend Lane-Hampden Road.

Motion to close the public hearing made by Vice Chair George Kingston; second by Board member Pete Punderson 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 all application materials and site plans for Case SD-D 2022-1: Definitive Subdivision Plan for Happy Acres Subdivision as submitted made by Board member Pete Punderson; second by Vice Chair George Kingston and approved by roll call vote four (4)-zero (0).

OTHER BUSINESS:

1. **Downtown Mixed Use Development Overlay Zoning Discussion**
Town Manager Mary McNally was present for discussion. Planning Director Bailey Mitchell presented draft revisions to the existing Mixed Use Zoning District bylaw. Planning Director Bailey Mitchell stated the purpose of the amendments would be to create a downtown overlay district extending approximately one-half mile outside of the rotary. The Board provided feedback on the revisions and obstacles that may arise. Planning Director Bailey Mitchell provided an anticipated timeline of when an amended bylaw would be reviewed by the Board for approval.

2. **Mobile Food Vendor By-Law Discussion**
Planning Director Bailey Mitchell stated a discussion of a bylaw amendment to regulate food trucks may arise. Currently, the only regulation of food trucks is in the form of Health Department permitting. The Board concurred a review of the zoning bylaw regarding mobile food vendors is needed.

3. Updated Application Forms/Processes

The Board approved of the revised application forms.

4. Director's Report

The Board discussed returning to in person meetings starting with the July 19, 2022 meeting. In person meetings will be held at the School Committee Conference room at the East Longmeadow High School.

ADJOURN

Motion to adjourn made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by unanimous vote four (4)-zero (0) at 7:30 PM.