



EAST LONGMEADOW PLANNING BOARD

When: Tuesday, September 21, 2021

Time: 06:00 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
 Jonathan Torcia, Clerk
 Cassandra Cerasuolo
 Pete Punderson

Staff Present: Bethany Yeo, Planning & Community Development Director

APPROVAL OF MINUTES

September 7, 2021

Motion to approve made by Vice Chair George Kingston ; second by Clerk Jon Torcia and approved by roll call vote five (5)-zero (0).

SITE PLAN WAIVERS

1. **Case SPRW 2021-41:** Request for Site Plan Review Waiver for a Home Office at 49 Taylor Street (Assessor's Parcel ID 26-117-8) in the Residence C zoning district. Applicant: Gregory Laware, 49 Taylor Street, East Longmeadow, MA 01028.

Applicant, Gregory Laware was present for discussion and explained the home office was for his independent route distributor business for a bread company that distributes to grocery stores and clarified that no other employees would be working at the home office other than himself.

The Board asked for clarification on if a commercial vehicle would be stored on the property. The applicant confirmed ownership of a commercial vehicle which would be properly screened from view as required under the East Longmeadow Zoning bylaws.

Motion to approve SPRW 2021-41 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 2021-42:** Request for Site Plan Review Waiver for a home office at 74 Edmund Street (Assessor's Parcel ID 16-91-0) in the Residence C zoning district. Applicant: Jean Reynolds, 74 Edmund Street, East Longmeadow, MA 01028.

Appliant Jean Reynolds was present for discussion and summarized her Cottage Food Operation would involve baking cookies to sell out of her food truck. No food items will be sold on the premise of the home office. Ms. Reynolds explained the food truck is currently screened from view on her property as required by the East Longmeadow Zoning Bylaws. Ms. Reynolds confirmed she had received approval from the Board of Health and the Fire department.

Motion to approve SPRW 2021-42 made by Board member Pete Punderson ; second by Vice Chair George Kingston and approved by roll call vote five (5)-zero (0).

3. **Case SPRW 2021-43:** Request for Site Plan Review Waiver for Van Le's Hair and Nail salon at 613 (GIS 611) North Main Street (Assessor's Parcel ID 1A-56-94) in an existing structure in the Business zoning district. Applicant: Tu Pham, 613 North Main Street, East Longmeadow, MA 01028.

Appliant, Tu Pham was present for discussion and summarized her business experience and intent to open a Hair and Nail salon at 613 N Main Street.

Motion to approve SPRW 2021-43 made by Vice Chair George Kingston; second Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

PUBLIC HEARINGS

4. **Case SP 2021-8: Joy Bowl Restaurant**—Request by applicant for Special Permit for a restaurant at 47 Maple Street (Assessor's Parcel ID 27-16-0) in an existing structure located in the Business zoning district. Applicant: Joy Bowl c/o Vikki Liang, 229 Ramblewood Drive, Springfield, MA 01118

Clerk Jon Torcia read the legal notice into the record for the Special Permit.

Representing the applicant was Brendan Greely, President, R.J. Greeley Company, Inc. and architect, Philip Burdick. Mr. Greeley summarized the project scope and confirmed business parking would lie along to the west wide of the property and behind the existing building. Hours of operation will be Sunday thru Saturday 11 AM-9 PM. Mr. Greeley confirmed the applicant would not be seeking a liquor license and explained the applicant proposes a take-out business model and limited seating would be provided within the restaurant. Mr. Burdick elaborated on the updated façade improvements that will include a landscaped area in front of the building as well as the addition of a ramp leading to the front entrance for increased accessibility.

The public hearing was opened for comment: No comment was made in opposition or support of the Special Permit.

Motion to close the public hearing was made by Board member Pete Punderson; second Clerk Jon Torcia and approved by roll call vote five (5) – zero (0).

No further discussion by the Planning Board.

Motion to grant the Special Permit made by Vice Chair George Kingston, and second by Board member Pete Punderson by a roll call vote of five (5) to zero (0)

5. **Case SP 2021-9: Ikura Asian House**—Request by applicant for Special Permit for a restaurant at 600 North Main Street (Assessor's Parcel ID 1A-93-163) in an existing structure located in the Business zoning district. Applicant: Ikura Asian House c/o WEI Management, LLC 86 Merrill Road, Springfield, MA 01119.

Clerk Jon Torcia read the legal notice into the record for the Special Permit. Representing the applicant was Don MacDonald, Esq. [Coleman & MacDonald Law Office, 325 Central Street, Saugus, MA 01906]. Attorney MacDonald summarized the Special Permit request explaining the existing restaurant and bar

known as Patsy's Ristorante would be closing to be replaced under new ownership by the proposed Asian cuisine restaurant and bar using the trade name Ikura Asian House. No exterior changes are anticipated other than new signage for the proposed restaurant. The new owners will seek a Liquor License from Town Council in the near future. Ikura Asian House will be open Monday- Sunday from 11 AM- 10 PM.

The public hearing was opened for comment:

No comment was made in opposition or support of the Special Permit.

Motion to close the public hearing was made by Board member Pete Punderson; second Vice Chair George Kingston and approved by roll call vote five (5) – zero (0).

No further discussion by the Planning Board.

Motion to grant the special permit made by Board member Pete Punderson, and second by Vice Chair George Kingston by a roll call vote of five (5) to zero (0)

6. **Case SITE 2021-9: 235 Dwight Road**—Request for Site Plan Review for an addition of approximately 3,275 sq.ft to the existing Faith Formation Center hall at 235 Dwight Road (Parcel ID 2-29-0) on a +/- 235,761 sq ft site in the Residence C zoning district. Applicant: St. Paul the Apostle Roman Catholic Church 235 Dwight Road, Springfield, MA, c/o Casella Design Associates, LLC., 200 Shoemaker Lane, Agawam, MA.

Clerk Jon Torcia read the legal notice into the record for the Site Plan Review. Representing the applicant was Raymond Casella [Casella Design Associates, LLC] and Gary Swanson, PE. Mr. Casella presented the project scope which will involve construction of an addition to the existing Faith Formation Center Hall. Overall, the project proposed to decrease the impervious surface and would benefit onsite drainage. Comment from the Department of Public Works mentioned several outstanding items of which Mr. Casella explained had since been provided to the Deputy Superintendent for review the same day as the meeting but he had yet to receive an updated comment from the Department of Public Works.

The Board opened the public hearing for comments from the public:

Ireland, spoke in opposition of the proposed addition citing concerns regarding public safety, noise and traffic.

Alex Grisar, spoke in opposition of the proposed addition citing concerns regarding public safety and parking requirements.

Binh Nguyen, responded to stated concerns and spoke in support of the project, explaining the congregation was growing and the community needed more space to support daily faith-related workshops, classes, and other events.

Mydzung, spoke in favor of the proposal. Elvis Tran, spoke in favor of the proposal. Glenn Hartmann spoke in favor of the proposal.

The Chair recommended the public follow up with the Town Manager to learn of the specific ways their concerns of traffic or late night noise can be addressed. Noise concerns are best directed to the Police department and are not subject to review under Site Plan Review. Motion to close the public hearing made by Board member Pete Punderson; second by Vice Chair George Kingston. George Kingston

suggested keeping the public hearing open until comment on the plans from the Town Engineer was received. The Board concurred and Board member Pete Punderson rescinded his motion and stated his support for the faith community and encouraged the church to mend their relationship with the surrounding residential neighborhood.

Chair Denver stated his desire to hear from the Department of Public Works regarding possible traffic solutions to alleviate the traffic concerns vocalized during the public hearing.

Motion to continue the public hearing to October 5, 2021 made by Vice George Kingston; Board member Pete Punderson and approved by roll call vote five (5)-zero (0).

7. **Case ZN 2021-03: Ground-Mounted Photovoltaic Installations Bylaw Amendment**--For the purpose of amending and clarifying the Town of East Longmeadow Zoning Bylaws SECTION 7.5 Ground-Mounted Photovoltaic Installations and Schedule of Uses SECTION 3.041-Ground-Mounted Photovoltaic Arrays by adding language permitting ground-mounted photovoltaic installations in residence zoning districts. Petitioner: East Longmeadow Planning Board

The Board briefly discussed the best approach to permitting ground-mounted photovoltaic installations in residential zoning districts. The public hearing was opened for comment. Marilyn Richards spoke in support of the overarching goal of the solar bylaw amendmen and indicated her questions for the Board may be best saved for when the Board has had more time to review the draft. The Board tabled the matter to allow for greater review of the draft.

Motion to continue the public hearing to October 5, 2021 at 6:30 PM made by Clerk Jon Torcia; second by Vice Chair George Kingston and approved by roll call vote five (5)-zero (0).

OTHER BUSINESS

8. Director's Report

Planning Director Yeo gave an overview of the next Planning Board meeting agenda and reported on a handful of upcoming volunteer opportunities in the community.

Chair Denver requested information on the concerns raised by residents during the **SITE 2021-9: 235 Dwight Road** public hearing and asked the Planning Director to follow up with the appropriate Town departments to collect more information prior to the next Planning Board meeting. Clerk Torcia made mention of the Local Rapid Recovery Plans which were wrapping up in the next few weeks.

ADJOURN Motion to adjourn at 7:46 PM made by Vice Chair George Kingston; second by Board member Pete Punderson and approved by roll call vote five (5)-zero (0).