

EAST LONGMEADOW PLANNING BOARD

Date: October 18, 2022
Time: 6:00 PM EST
Place: COA Media Room, Pleasant View Senior Center
328 North Main Street, East Longmeadow, MA 01028
And via zoom webinar



MINUTES

Chair Jonathan Torcia opened the meeting at 6:00 PM.

CALL THE ROLL

Present Jonathan Torcia, Chair (remote)
Pete Punderson
George Kingston
Absent Cassandra Cerasuolo, Vice Chair
Russell Denver, Clerk
Staff Present Bailey Mitchell, Planning & Community Development Director

APPROVAL OF MINUTES

- September 20, 2022 open session

Motion to approve made by Board member George Kingston; second by Board member Pete Punderson and approved by roll call vote three (3)-zero (0).

SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2022-33:** Request for Site Plan Review Waiver for the conversion of an existing building from a repair garage to a single tenant physical therapy office space at 14-16 Center Square (Assessor's Parcel ID 27-176-0) on a 0.20 +/- acre lot in the Business zoning district. Applicant: Kevin Jennings, 73 Chestnut Street, Springfield, MA 01103

Applicant Kevin Jennings was present for discussion. Mr. Jennings presented the proposal to convert a vacant gas station/car repair garage into a single tenant physical therapy office space. Board member George Kingston expressed concern that this application should be handled as a full Site Plan Review due to the change in parking plan. The Board requested a full Site Plan Review application be submitted so that the new parking plan can be recorded at the Hampden County Registry of Deeds. The Board expressed no other concerns with the site plan.

The Board granted Mr. Jennings' request to withdraw his application without prejudice, with the intention of submitting a full Site Plan Review application.

CONTINUED PUBLIC HEARINGS

1. **Case SITE 2022-09:** Request for Site Plan Review for the construction of an approximately 1,800 sq. ft. office building with associated parking and driveway at a combined 0.79 +/- acre parcel (to be recorded) including North Main Street Lot 1 (Assessor's Parcel ID 13-9-1), 3 Purves Street (Assessor's Parcel ID 13-8-3), 7 Purves Street (Assessor's Parcel ID 13-7-5), Purves Street Lot 6 (Assessor's Parcel ID 13-6-6), in the Commercial zoning district. Applicant: Jonathan Sieruta, 2

Depot Road, Leverett, MA 01054 (cont. 9/20/2022)

Applicant Jonathan Sieruta (remote) and property owner Bill LaPlante were present for discussion. Mr. Sieruta presented the proposal to construct a commercial building on Purves Street. Mr. Sieruta reviewed comments and site plan revisions requested by the Department of Public Works. Mr. Sieruta reviewed the size of building and proposed parking plan. Board member George Kingston confirmed the use of the building is for professional offices. Chair Jonathan Torcia confirmed the egress to the parking lot is on Purves Street and not North Main Street.

Board member George Kingston suggested an approval conditional upon the applicant submitting an Illicit Discharge statement to the DPW.

Chair Jonathan Torcia opened the hearing to public comment. 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 Board member George Kingston and approved by roll call vote three (3)-zero (0).

There were no further comments or questions from the Board at this time.

Motion to approve the request for Site Plan Review approval, conditional upon an Illicit Discharge statement being submitted, made by Board member George Kingston; second by Board member Pete Punderson and approved by roll call vote three (3)-zero (0).

OTHER BUSINESS

1. Director's Report

Planning Director Bailey Mitchell provided an overview of the October 12th Community Engagement Workshop to discuss the Center Town Mixed Use Overlay and Municipal Vulnerability Preparedness Action Grant. Mr. Mitchell stated approximately five residents attended the workshop. The workshop materials will be available outside the Department of Planning & Community Development office for continual public input.

Mr. Mitchell welcomed the Town's new Building Commissioner, David Gardner, and suggested a zoning bylaw review and potential amendments to be discussed at the next Planning Board meeting. Board member George Kingston asked for Mr. Gardner to be invited to the next meeting for the bylaw review discussion.

Mr. Mitchell will prepare a presentation for the Planning Board and Town Council on progress made on the 2021 Resilient Master Plan strategies.

Board member Pete Punderson urged the public to participate in the Center Town Mixed Use discussions so that there is less confusion amongst the public on what the proposal entails. Chair Jonathan Torcia echoed Board member Pete Punderson's comment.

Mr. Mitchell stated the November 1st agenda is short, as of now, and will contain the zoning bylaw review discussion.

EXECUTIVE SESSION

Pursuant to MGL Chapter 30A, §21 (a) (3) regarding potential resolutions of certain litigation pending against the Town.

The Board will wait for the attendance of all Board members to hold this executive session.

ADJOURN

Motion to adjourn made by Board member George Kingston; second by Board member Pete Punderson and approved by roll call vote three (3)-zero (0) at 6:30 PM.