

EAST LONGMEADOW PLANNING BOARD

Date: November 1, 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

Due to technical issues zoom webinar did not open for this meeting until 6:10 PM



MINUTES

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

CALL THE ROLL

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

APPROVAL OF MINUTES

- October 18, 2022

Approval of the October 18, 2022 meeting minutes is tabled until the next meeting of the Planning Board.

SITE PLAN REVIEW WAIVERS

1. **Case SPRW 2022-34:** Request for Site Plan Review Waiver for FM Cleaning Service, a home office at 7 Odion Avenue (Assessor's Parcel ID 1B-43-677) in the Residence B zoning district. Applicant: Maria Machado, 7 Odion Avenue, East Longmeadow, MA 01028

The applicant was not present for discussion.

Motion to table this item made by Board member George Kingston; second by Vice Chair Cassandra Cerasuolo and approved by unanimous vote four (4)-zero (0).

2. **Case SPRW 2022-35:** Request for Site Plan Review Waiver for Autumn Lane Décor, a retail store at 44 Shaker Road (GIS 46) (Assessor's Parcel ID 27-168-0) in an existing structure located in the Business zoning district. Applicant: Lori Beston and Judith Cusano, 44 Shaker Road, East Longmeadow, MA 01028

The applicant was not present for discussion.

Motion to table this item made by Board member George Kingston; second by Vice Chair Cassandra Cerasuolo and approved by unanimous vote four (4)-zero (0).

3. **Case SPRW 2022-36:** Request for a Site Plan Review Waiver for VIP Double Blades, 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

Applicant Wilfredo Gonzalez was present for discussion. Mr. Gonzalez presented his plans to operate a home office for a mobile barber service, by appointment only. Chair Jonathan Torcia confirmed there would be no customers coming to the residence.

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

4. **Case SPRW 2022-37:** Request for Site Plan Review Waiver for Costas 3D Imaging, Inc. dba Jelly on My Belly for a change in location from 310 North Main Street to 604 North Main Street, Suite 2 (Assessor's Parcel ID 1A-94-321) in an existing structure located in the Business zoning district.
Applicant: Tom Costas, 55 Benedict Terrace, Longmeadow, MA 01106

The applicant was not present for discussion.

Motion to table this item made by Board member George Kingston; second by Vice Chair Cassandra Cerasuolo and approved by unanimous vote four (4)-zero (0).

5. **Case SPRW 2022-38:** Request for Site Plan Review Waiver for the conversion of a vacant retail store to Beauty Times Nail Salon at 200 Shaker Road (Assessor's Parcel ID 18-18-6) in an existing structure located in the Business zoning district. Applicant: Beauty Times, 40 Waterman Avenue, East Longmeadow, MA 01028

Brendan Greeley, R.J. Greeley Company, Inc., was present for discussion on behalf of the applicant. Mr. Greeley presented the plans to convert a space previously occupied as Taylor Rental to a nail salon that currently operates on Maple Street. Mr. Greeley stated most of the changes are cosmetic. The existing parking plan has enough space to accommodate the amount of required space for a nail salon. The anticipated hours of operation are Monday-Saturday 9:00am-7:00pm and Sunday 10:00am-5:00pm, with an estimate of 75 customers per day and most customers coming by appointment only.

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

OTHER BUSINESS:

1. Director's Report

Planning Director Bailey Mitchell gave his report as shown in Attachment A. Mr. Mitchell announced that Case SITE-2022-07 has requested a continuance from the November 15, 2022 public hearing to the December 20, 2022 public hearing. Board member George Kingston asked for that request for continuance to be noted on the November 15, 2022 meeting agenda.

2. Introduction of the Town's new Building Commissioner, David Gardner

David Gardner, the new Building Commissioner for East Longmeadow, was introduced to the Planning

Board.

3. Discussion of potential amendment to Zoning By-law §450-9.3
4. Discussion of potential amendment to Zoning By-law Table 3-1, Schedule of Use Regulations

Discussion of zoning amendments listed in Other Business #3 and #4 are tabled until the December 6, 2022 meeting of the Planning Board.

5. Review of tentative 2023 Meeting Schedule

The Board raised no concern on the tentative 2023 meeting schedule dates.

Clerk Russell Denver asked for a discussion on commercial vehicle screening and further limiting on unregistered vehicles to be placed on a future agenda.

EXECUTIVE SESSION

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

Motion to enter executive session for the purpose of discussing potential resolutions to certain litigation pending against the Town made Board member George Kingston ; second by Clerk Russell Denver Kingston and approved by roll call vote four (4)-zero (0) at 6:40 PM.

**Chair Jonathan Torcia- Yes
Vice Chair Cassandra Cerasuolo- Yes
Clerk Russell Denver- Yes
Board member George Kingston- Yes**

ADJOURN

Motion to leave executive session, only to enter into open session to adjourn, made by Clerk Russell Denver; second by Chair Jonathan Torcia and approved by roll call vote four (4)-zero (0) at 6:59 PM.

**Chair Jonathan Torica- Yes
Vice Chair Cassandra Cerasuolo- Yes
Clerk Russell Denver- Yes
Board member George Kingston- Yes**

Motion to adjourn open session made by Clerk Russell Denver; second by Board member George Kingston and approved by unanimous vote and approved by unanimous vote four (4)-zero (0) at 7:00 PM.