

Planning Board – Regular Meeting

Zoom Virtual Platform – www.zoom.us, P: 646-558-8656, Meeting ID: 924 3206 5713, Password: 243652
Wednesday March 3rd, 2021 7:00 p.m.

Members Present: Donald Holland, Chair; Walter Gunn, Clerk; Ken Taylor, Bruce Colton, Josh Levine.

Others Present: Peter LaPointe, Allison Kone, Kevin Morin, Jeffrey Roberts, Alison McDonough, Frank Colaccino.

The *Planning Board Virtual Regular Meeting* was called to order at 7:03 p.m. by Chair Donald Holland.

Site & Design Review Application, Change of Use – “Mathnasium”, 801 Williams Street, Case #20210303-1:

The application centers on the vacant retail space adjacent to Zen’s Toyland, where operations for a “Mathnasium” facility, a math tutoring business for children in grades 1-12, is being proposed and for which a change of use from “retail” to “business” is being requested. The occupancy expectation is to have three to four employees with children spending one hour to obtain services during weekday afternoon hours and a few hours on Sundays. Interior work will be minimal, storefront work is not necessary and a sign (for which an application will be filed at a later time) is to be installed in the future. The applicant states that the business’ parking demands are low since the parents would occupy parking spaces for a brief amount of time at pickup and drop off.

Walter Gunn made a motion, and was seconded by Ken Taylor, to approve the change of use from “retail” to “business” for 801 Williams Street, case #20210303-1, as presented on the condition that the applicant receive a favorable decision from the Zoning Board of Appeals on parking findings - Mr. Gunn: yes; Mr. Levine: yes, Mr. Taylor: yes; Mr. Colton: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

Documents presented:

1. *Complete Application, including drawings for interior layout and exterior photographs.*

Zoning Change – 916 Williams Street, Case #20210303-2:

The Board is in receipt of an application from Colvest Management that requests a zoning change for their property at 916 Williams Street, the former site of the Church of Christian Scientists, Longmeadow. In order to include this matter in the Annual Town Meeting’s warrant, the Planning Board agreed to set a public hearing for April 7th. Foreseeing a significant response from town residents, both the applicant and the board considered additional means to promote the hearing aside from the legal notices required by law.

Planning Board’s Recommendation of Curt Freedman’s Citizen Petition #2 dated February 26, 2020 (2020 ATM Article 37) on Ground-mounted Solar Panels:

This petition was referred back to the Planning Board during the Annual Town Meeting held on June 23rd, 2020, but due to the dissolved Special Town Meeting in December 2020, the petition was never revised nor was it ever presented on a Town Meeting floor. The Planning Board will schedule a public hearing for this petition, which discusses ground-mounted solar panels on properties’ front and side yards, for April 7th as well.

Meeting Minutes Review:

1. Regular Meeting February 3rd, 2021: Bruce Colton made a motion, which was seconded by Ken Taylor, to accept the minutes as amended. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion passed.

Board Member Comments:

1. Walter Gunn indicated that Pride Station's hired engineer may appear before the Planning Board in the near future for an informal discussion on changes to their Longmeadow Street facility.
2. Mr. Gunn notified the board of a third item that must be added to the April 7th hearing. He was present at the March 1st Select Board meeting and informed the selectmen that the amended draft definition for commercial vehicle of the Select Board's meeting's agenda differed from the language approved by the Planning Board at its January meeting, while also pointing out that a zoning by-law proposal on bedroom rentals in town, also in said agenda, had not been reviewed by the Planning Board.

Bruce Colton made a motion, and was seconded by Ken Taylor, to adjourn the meeting. Roll call vote was; Mr. Colton: yes; Mr. Taylor: yes; Mr. Levine: yes; Mr. Gunn: yes; Mr. Holland: yes. All in favor 5-0, motion passed and meeting was adjourned at 8:07pm.

Respectfully submitted,

Bianca Damiano