



**Town of East Longmeadow
Planning Board
60 Center Square
East Longmeadow, Massachusetts 01028
(413) 525-5400 - ext. 1700
bailey.mitchell@eastlongmeadowma.gov**

NOTICE OF DECISION

**Endorsement of a Plan Not Requiring Approval (ANR)
June 22, 2022**

The Planning Board for the Town of East Longmeadow, at a public meeting held on June 21, 2022 voted to ENDORSE a Plan of Land in East Longmeadow, MA owned by Benton Professional Partners, LLC, dated May 17, 2022, prepared by Smith Associates Surveyors, Inc., 46B Baldwin Street, East Longmeadow, MA 01028 as being one Not Requiring Approval under the Subdivision Control Law.

It was determined that the conveyance of Parcel B-1 from Benton Professional Partners, LLC to JSTW Limited Partnership and the creation of two (2) new parcels shown on the presented plan is not a subdivision and the existing property at 265 Benton Drive (Assessor's Parcel ID 10-3-0) is owned by Benton Professional Partners, LLC. [Hampden County Registry of Deeds 17046/557].

DESCRIPTION OF PARCEL and REQUEST

The purpose of the plan is to create two parcels and remaining land: Parcel A, a +/- 442,082.27 sq. ft. (10.148 acre) lot containing a portion of 265 Benton Drive (Assessor's Parcel ID 10-3-0); Parcel B, a +/- 894,717.88 sq. ft. (20.54 acre) lot containing a portion of 265 Benton Drive (Assessor's Parcel ID 10-3-0) and 90 Denslow Road (Assessor's Parcel ID: 10-15-1); all located in the Industrial Garden zoning district. Endorsement by the Planning Board does not necessarily constitute a building lot.

1. This endorsement is not a determination of conformance with zoning regulations;
2. No Determination of compliance with zoning requirements has been made or intended;
3. Planning Board endorsement under the Subdivision Control Law should not be construed as either an endorsement or an approval of Zoning Lot Area Requirements.

This Endorsement will not be effective until said plan has been recorded in the Hampden County Registry of Deeds and the recording information is provided to the East Longmeadow Planning and Community Development department. This Endorsement shall expire in six (6) months from the date of endorsement if not so recorded.

For the Board,

Bailey Mitchell

Planning and Community Development Director

Cc: Board of Assessors
Department of Public Works
Building Commissioner
Town Clerk
IT/GIS Mapping