



Town of East Longmeadow
Department of Planning and Community Development
60 Center Square, East Longmeadow, Massachusetts 01028
(413) 525-5400 x1700

NOTICE OF DECISION – Site Plan Review
Town of East Longmeadow Planning Board

Case:	SITE-2023-05	
Request:	Site Plan Review Approval	
Address:	Benton Drive	
Zoning District:	INDG	
Recorded Owner:	MPT Development LLC	
Recorded Owner's Address:	4 Industrial Drive, South Hadley, MA 01075	
Applicant:	MPT Development LLC	
Applicant's Address:	4 Industrial Drive, South Hadley, MA 01075	
Application Submittal Date	Public Hearing Date(s)	Decision Date
November 15, 2023	December 19, 2023	12/20/2023
Assessor's Parcel ID	Deed Book/Page Number	Certificate Number
10-9-2A	24667/0106	-----
First Legal Notice	Second Legal Notice	Abutter Notice Mailed
November 30, 2023	December 7, 2023	November 28, 2023

ACTION:

Board member Peter Punderson motioned to approve the Request for Site Plan Review, contingent upon meeting requirements noted in comments from the Department of Public Works; Board member William Fonseca seconded. The motion carried by roll call vote five (5) in favor, zero (0) opposed, and zero (0) absentions.

Russell Denver, Chair	Yes	Cassandra Cerasuolo, Vice Chair	Yes
Robert Tirrell, Clerk	Yes	William Fonseca, Board Member	Yes
Peter Punderson, Board Member	Yes		

A copy of this decision was filed with the Town Clerk of East Longmeadow on 12/20/2023. Any person aggrieved by this decision for Site Plan Review Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts.

Immediately following the twenty (20) day appeal period, the applicant/owner shall be responsible for recording this Site Plan Review Approval decision, bearing the certification by the Town Clerk of East Longmeadow that no appeal has been made, at the Hampden County Registry of Deeds. Fee for recording shall be paid by the owner/applicant and a copy of recorded document shall be provided, upon receipt by the applicant, to the Planning and Community Development Department for its records.


Russell Denver, Chair
Town of East Longmeadow Planning Board

12/20/2023
Date

RECEIVED
TOWN CLERK

1. APPLICATION SUMMARY

Case SITE-2023-05: Request for Site Plan Review approval for the construction of a non-profit educational corporation allowable under M.G.L c. 40a sec. 3 at Benton Drive (Assessor's Parcel ID 10-9-2A) located in the Industrial Garden Park zoning district. Applicant: MPT Development, LLC, 4 Industrial Drive, South Hadley, MA 01075

2. MATERIALS REVIEWED BY THE PLANNING BOARD

A. Plans considered as part of the application submittal:

- (1) Land of Hampden View Real Estate, LLC prepared by Barton & Loguidice dated April 18, 2022;
- (2) Site Development Plans for Benton Drive (Parcel 10-9-2A) prepared by Barton & Loguidice dated October 24, 2023

B. Other Documents and Supporting Materials:

- (1) Application for Site Plan Review and project narrative;
- (2) Zoning Determination signed by the Planning Director dated September 5 2023;
- (3) Certified Abutter List signed by the Town Assessor dated October 24, 2023;
- (4) Tax Collector Affidavit signed by the Town Collector dated October 12, 2023;
- (5) Comment from the Building Commissioner dated November 17, 2023;
- (6) Comment from the Town Clerk dated November 17, 2023;
- (7) Comment from the Department of Public Works dated December 12, 2023;
- (8) Comment from the Fire Prevention Officer dated December 11, 2023;
- (9) Comment from the Police Chief dated November 22, 2023;
- (10) Comment from the Water & Sewer Administrator dated November 20, 2023;
- (11) Traffic Assessment prepared by Barton & Loguidice dated October 26, 2023

3. DISCUSSION

The discussion and public comments are duly recorded in the Open Session Meeting Minutes of the December 19, 2023 Planning Board meeting.

4. FINDINGS

The Planning Board's decision was reached by considering the criteria under Town of East Longmeadow Zoning Bylaws §450-9.7: Standards for Review and M.G.L Chapter 40a sec. 3.

5. CONDITIONS OF APPROVAL

Cc:

Town Clerk
Town Assessor
Building Commissioner
Health Department
Department of Public Works
Police Department
Fire Department