



**Town of East Longmeadow  
Planning Board  
60 Center Square  
East Longmeadow, Massachusetts 01028  
(413) 525-5400 x 1700**

**NOTICE OF DECISION**

**Endorsement of a Plan Not Requiring Approval (ANR)**

**May 3, 2023**

The Planning Board for the Town of East Longmeadow, at a public meeting held on May 2, 2023 voted to **ENDORSE** a Plan of Land in East Longmeadow, MA owned by Jenna Molinari and James H. Denver, Jr., dated April 11, 2023, 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, a 0.02 +/- acre lot, from 46 Donald Avenue (Assessor's Parcel ID 3B-39-624) New Lot A, a 0.32 +/- acre lot, to 50 Donald Avenue (Assessor's Parcel ID 3B-40-618) New Lot 3R, a 0.23 +/- acre lot, shown on the presented plan is not a subdivision and the existing properties at 46 Donald Avenue and 50 Donald Avenue are owned by James H. Denver, Jr. [Hampden County Registry of Deeds 9022/338] and Jenna Molinari [Hampden County Registry of Deeds 24228/292], respectively.

**DESCRIPTION OF PARCEL and REQUEST:**

The purpose of the plan is to convey a 0.02 +/- acre lot from 46 Donald Avenue to 50 Donald Avenue, both located in the Residence C zoning district.

1. Endorsement by the Planning Board does not necessarily constitute a building lot.
2. This endorsement is not a determination of conformance with zoning regulations;
3. No Determination of compliance with zoning requirements has been made or intended;
4. 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