



Town of East Longmeadow
Department of Planning and Community Development
60 Center Square
East Longmeadow, Massachusetts 01028
Constance.Brawders@eastlongmeadowma.gov
(413) 525-5400 - ext. 1700

March 5, 2019

Mr. Thomas Kaye
296 North Main Street
East Longmeadow, MA 01028

Re: Case: ANR 2019-03-15 Glendale Road

Dear Mr. Kaye,

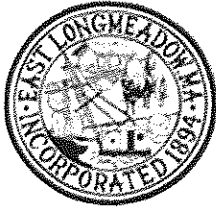
Please find the original Decision for **ANR 2019-03-15 Glendale Road** for your records.

Please do not hesitate to contact the office of Planning and Community Development if we may be of assistance in helping you prepare for the next steps in the Subdivision application process.

Sincerely,

Constance M. Brawders
Planning and Community Development Director

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Planning Board**
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TOWN OF EAST LONGMEADOW

NOTICE OF DECISION

Endorsement of a Plan Not Requiring Approval (ANR)

March 5, 2019

The Planning Board for the Town of East Longmeadow, at a regularly scheduled meeting held February 19, 2019 DID NOT ENDORSE a Lot Division Plan of Land at #15 Glendale Road in East Longmeadow, Massachusetts for 88 Casino Terrace, LLC, prepared by Smith Associates Surveyors, Inc., 46 B Baldwin Street, East Longmeadow, MA 01028 dated January 31, 2019 as being one Not Requiring Approval under Subdivision Control Law.

The existing 0.55 acre parcel at 15 Glendale Road (Assessor's Parcel ID 16-98-47), located in the Residence C zoning district, is owned by 88 Casino Terrace, LLC, and recorded at Hampden County Registry of Deeds Book 22509, Page 98. The owner/applicant proposed to create a total of two (2) lots from the original parcel. Lot A would include the existing house and garage addressed at #15 Glendale Road. Lot B would front on Fifth Street, a road that has not been accepted as a Town way by East Longmeadow. Water, sanitary sewer, storm drain, and gas utility lines exist in Glendale Road and are accessible to the locus parcel. A utility easement was proposed across Lot A to provide services for Lot B.

In accordance with The Rules and Regulations for the Submission of Petitions and Plans of Subdivision for the Town of East Longmeadow, Frontage is defined as: The common boundary between that portion of a "Lot" in the Town of East Longmeadow and a "Street" as defined hereinafter in this section which provides adequate physical access across said boundary to a potential building site.

Street is defined as: A public or a private way shown on a plan approved under the Subdivision Control Law and recorded at the Hampden County Registry of Deeds as required, or a way of existence when the Subdivision Control Law became effective in East Longmeadow, having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the proposed use of the abutting land or land to be served thereby.

Photographs of the site area showing Fifth Street were presented for the Planning Boards consideration. Access to the proposed lot addressing Fifth Street was determined by unanimous vote of the Planning Board that the frontage of the new lot was not located on a public way. In addition, the private road does not meet the standards of construction considered acceptable by the Town of East Longmeadow Department of Public Works.

Furthermore, the Department of Public Works, offered the following comments for the Planning Board's consideration:

Case ANR 2019-03: It is the recommendation of this office that any new building lot, created on an unaccepted street, be subject to the Town of East Longmeadow Rules and Regulations for the Development of Paper Streets.

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The purpose of Subdivision Control Law is to protect the safety, convenience, and welfare of the inhabitants of the community. The powers of a Planning Board under the Subdivision Control Law are to be exercised with regard for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for circulation and travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in case of fire, flood, panic and other emergencies; for insuring compliance with the applicable zoning ordinances or bylaws; for securing adequate provision for water, sewerage, drainage and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with the public ways in the city or town in which it is located and with the ways in neighboring subdivisions.

Therefore, the Planning Board found the division of the land shown on the presented plan requires approval under Subdivision Control Law. The applicant shall present a subdivision plan conforming to all applicable state and local laws, ordinances, and rules and regulations of Boards and departments having jurisdiction.

On a motion by Vice Chair Russell Denver [not to use the affirmative vote], with second by Board Member Jon Torcia, the Planning Board voted unanimously Not to endorse the plan.

Clerk Tyde Richards – Yes
Board Member Jon Torcia – Yes

Vice Chair Russell Denver - Yes
Chair George Kingston – Yes

For the Board,



Constance M. Brawders
Planning and Community Development Director

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