



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

NOTICE OF DECISION – Special Permit
Town of East Longmeadow Planning Board

Case:	SP-2023-09	
Request:	Special Permit	
Address:	31 Harkness Avenue (37 Harkness Avenue)	
Zoning District:	Business	
Recorded Owner:	Country Development Corp	
Recorded Owner's Address:	37 Harkness Avenue, East Longmeadow, MA 01028	
Applicant:	Danielle Berry	
Applicant's Address:	463 Main Street, Somers, CT 06071	
Application Submittal Date	Public Hearing Date(s)	Decision Date
November 22, 2023	December 19, 2023	12/20/2023
Assessor's Parcel ID	Deed Book/Page Number	Certificate Number
12-33-0	06565/0027	-----
First Legal Notice	Second Legal Notice	Abutter Notice Mailed
November 30, 2023	December 7, 2023	November 28, 2023

ACTION:

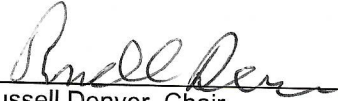
Board member Pete Punderson motioned to approve the Request for Special Permit for Best Back & Body, a massage therapist facility at 31 Harkness Avenue; Vice Chair Cassandra Cerasuolo seconded. The motion carried by roll call vote five (5) in the affirmative, zero (0) opposed, and zero (0) abstentions.

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 Special Permit has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 17 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 Special Permit 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.

A Special Permit granted under this section shall lapse after a period of one (1) year has passed, if substantial use has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.


Russell Denver, Chair
Town of East Longmeadow Planning Board

12/20/2023
Date

1. APPLICATION SUMMARY

Case SP-2023-09: Request for Special Permit for Best Back & Body, a massage therapist facility at 31 Harkness Avenue (Assessor's Parcel ID 12-33-0) located in the Business zoning district. Applicant: Danielle Berry, 463 Main Street, Somers, CT 06071

2. MATERIALS REVIEWED BY THE PLANNING BOARD

A. Plans considered as part of the application submittal:

- (1) Parking Plan prepared by Smith Associates Surveyors, Inc. dated March 9, 2011;
- (2) Floor Plan hand-drawn by applicant submitted November 22, 2023

B. Other Documents and Supporting Materials:

- (1) Application for Special Permit and project narrative;
- (2) Board of Massage Therapy licensure issued to Danielle K. Berry (exp. December 28, 2024);
- (3) Membership to Associated Bodywork & Massage Professionals to Danielle Kathleen Berry (exp. October 1, 2024);
- (4) Certified Abutter List signed by the Town Assessor dated November 22, 2023;
- (5) Comment from the Town Clerk dated November 27, 2023;
- (6) Comment from the Department of Public Works dated December 5, 2023;
- (7) Comments from the Fire Prevention Officer dated December 11, 2023;
- (8) Comments from the Health Department dated December 8, 2023;
- (9) Comment from the Police Chief dated November 30, 2023;
- (10) Comment from the Water & Sewer Administrator dated November 27, 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 §450-8.3: Special Permit Criteria and §450-8.9: Massage Therapist Facilities

5. CONDITIONS OF APPROVAL

- A. Prior to the commencement of construction and/or operations, all required permits and applications must be obtained, kept current, and provided to the Town's Building Commissioner, Fire Department, Police Department, Public Works Department, and Board of Health for review and acceptance.
- B. The Planning Board shall have the authority to modify, amend or review its approval of a Special Permit upon written applicant of the owner, lessee or mortgagee of the premises; provided, however, that such application is consistent with the purpose and intent of the Town of East Longmeadow Zoning Bylaws and a public hearing has been held.

Cc:

Town Clerk

Town Assessor

Building Commissioner

Health Department

Department of Public Works

Fire Department

Police Department