



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

NOTICE OF DECISION

Endorsement of a Plan Not Requiring Approval (ANR)

December 7, 2021

The Planning Board for the Town of East Longmeadow, at a public meeting held on December 7, 2021 voted to ENDORSE a Plan of Land in East Longmeadow, MA owned by Marlene Goldstein, dated November 9, 2021, prepared by Smith Associates Surveyors, 46 B Baldwin Street, East Longmeadow, MA 01028 as being one Not Requiring Approval under the Subdivision Control Law.

It was determined that the dividing of the land shown on the presented plan is not a subdivision and the existing property at 35-43 South Bend Lane is owned by Marlene Goldstein. [Hampden County Registry of Deeds 20575/103 and 23627/462].

DESCRIPTION OF PARCEL and REQUEST

The purpose of the plan is to create three parcels and remaining land: Parcel A, a +/- 9,061 sq. ft. lot containing a portion of 43 South Bend Lane (Assessor's Parcel ID 54-6-0); Parcel B, a +/- 4.47 acre lot containing a portion of 28 Ronald Road (Assessor's Parcel ID 66-23A-0); Parcel C, a +/- 37.82 acre lot containing the entirety of 0 Pease Road (Assessor's Parcel ID 55-8-0), the entirety of 125 Pease Road (Assessor's Parcel ID 55-7-0) and a portion of 43 South Bend Lane (Assessor's Parcel ID 54-6-0); remaining land consists of a +/- 31.8 acre lot, all located in the Residence A 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,

Bethany Yeo
Planning and Community Development Director

Cc: Board of Assessors
Department of Public Works
Building Inspector
Town Clerk