



Town of East Longmeadow
Department of Planning and Community Development
Memorandum

To: Jeanne Quaglietti, Town Clerk/Clerk of the Council
East Longmeadow Town Council

From: Bailey Mitchell, Director of Planning and Community Development
East Longmeadow Planning Board

Date: August 16, 2023

Re: Recommendation of Bylaw Amendment – Recreation Facilities

At the August 15, 2023 meeting of the East Longmeadow Planning Board, the Board reviewed proposed amendments to the Town of East Longmeadow Zoning Bylaws Article XI - Definitions and Table 3-1 - Schedule of Use Regulations in relation to Recreation Facilities (see attached). The Board voted unanimously to recommend that the Town Council review and adopt the amendments as presented.

The Board's discussion on this vote is duly noted in the minutes of their August 15, 2023 meeting.

Respectfully submitted,

Bailey Mitchell, Director of Planning & Community Development



Town of East Longmeadow
Department of Planning and Community Development
Memorandum

To: East Longmeadow Town Council
East Longmeadow Planning Board

From: Bailey Mitchell, Planning & Community Development Director

Date: July 26, 2023

Re: Proposed Zoning Bylaw Amendments Related to Recreation Facilities

RECOMMENDATION

A Recreation Facility is defined in §450 Article XI as follows: “A place designed and equipped for the conduct of sports, leisuretime activities and other customary and usual recreational activities.” This definition does *not* include large outdoor sporting facilities such as stadiums or large gymnasiums.

I recommend that the Town adopt the recommended amendments in the attached documents. The first amendment is to change “Recreational Facility, Commercial” to “Recreation Facility, Commercial” within §450 Article XI – Definitions to be consistent with the related terms. The second amendment is to clearly delineate the permission or prohibition of “Recreation facility, commercial and private” within §450 Table 3-1. The attached documents include (1) current language to be repealed (indicated by ~~red strikethrough text~~), (2) proposed language to be added (indicated by blue underlined text), and (3) current language to remain (indicated by black text). Note, omission of current language indicates there is no need for such language to be amended and it shall remain as is.

The Planning Board may want to consider making an amendment to the term “Area and/or Facility for Sporting Activity” as it is unclear in what circumstances spectator sporting facilities are permitted.

JUSTIFICATION FOR AMENDMENTS

Recreation Facility, Commercial and private uses seem to be appropriate and compatible with the other permitted uses within our Commercial (COM), Business (BUS) and Industrial Garden Park (IGP) districts. Allowing these uses within the IGP district by Special Permit only will give the Town more control over the scale of any such facility that may be proposed within the district; this control is unnecessary in the COM and BUS districts as the minimum parcel sizes are smaller than the IGP district. Similarly, the existing parcel sizes in COM and BUS are smaller on average than those in IGP.

Respectfully submitted.

ARTICLE XI
Definitions

§ 450-11.2 Terms defined.

Area And/Or Facility For Sporting Activity – An area that is designed to offer athletic-type events to be viewed by a significant number of spectators, with said spectators either seated or standing, including but not limited to a professional/commercial sports stadium and/or arena, a professional/commercial ice hockey rink and/or ballpark or a hippodrome. Town sports are addressed under school, park and recreation regulations and do not apply to this section.

Recreation – An activity that people engage in during their free time, that people enjoy, and that people recognize as having socially redeeming values.

Recreation Facility – A place designed and equipped for the conduct of sports, leisuretime activities and other customary and usual recreational activities.

Recreation Facility, Private – A recreation facility operated by a nonprofit organization, and open only to bona fide members and guests of such nonprofit organization.

Recreational Recreation Facility, Commercial – A recreation facility operated as a business and open to the public for a fee.

Bylaw No.	Land Use Classification	Standards and Conditions	AA	A	B	C	ER	COM	BUS	I	IGP	GR	PUR	PAR	MUV
A.	GENERAL USES														
(3)	Commercial riding academy, boarding stable	Must be over 5 acres, farm-related	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(4)	Commercial kennel		N	N	N	N	N	N	N	N	N	N	N	N	N
(5)	Pet day care and grooming	See Article VIII.	N	N	N	N	N	N	SP	SP	N	N	N	N	SP
(6)	Forestry, wood harvesting tree farm, nursery		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
(7)	Golf Recreation Uses are permitted as golf recreation uses: a. Area and facility for practice golf, basketball or tennis b. A swimming pool c. A golf club house with accessory buildings for caddies, golf professional shop, and storage for the gold course maintenance equipment. d. The conduct of a restaurant in the golf club house, together with the right to act as a common victualer. e. A golf course.		N	N	N	N	N	N	N	N	N	Y	N	N	N
(8)	Area and facility for sporting activity	Does not apply to family use.	N	N	N	N	N	N	N	N	N	N	N	N	N
(9)	Recreational <u>Recreation</u> facility, commercial and private	See Article VIII.	N	N	N	N	N	N Y	N Y	SP	N SP	SP	N	N	SP
(10)	Commercial landing strip or heliport		N	N	N	N	N	N	N	N	N	N	N	N	N
(11)	Nonconforming structures or uses	See § 450-3.5 and Article VIII.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP