

Agawam Planning Board – January 2, 2020

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Violet E. Baldwin
Charles Elfman

MEMBERS ABSENT:

Nicholas Pandolfi

ALSO PRESENT:

Pamela Kerr
Marc Strange

Mr. Paleologopoulos called the meeting to order at 6:00 PM.

1. DISCUSSION – Draft Accessory Apartment Ordinance – PVPC

Becky Basch from the Pioneer Valley Planning Commission as well as Marc Strange, Planning Director were in attendance to review a draft accessory apartment ordinance. Ms. Basch explained that she based this draft on the most recent regulations from the State. She had also provided the members with the State’s Model Ordinance. There was discussion regarding whether to require a Special Permit for an accessory apartment. The members were in agreement that requiring a Special Permit would aid in the enforcement of the ordinance as it would provide a database of approved accessory apartments vs. allowing them by right. Some of the specifics discussed this evening include the location of stairs (interior or exterior). Mr. Paleologopoulos indicated that he would prefer that stairs not be visible and suggested that they specify “cannot be located on front of dwelling”. The members agreed that the Fire Department would also need to weigh in on the specifics of this proposed ordinance including the location of stairs. Mr. Paleologopoulos stated that he supports the concept of accessory apartments but they must be done right or there could be negative impacts on the neighborhood. There was no final decision made on whether to allow for detached accessory apartments on lots as the current Draft contains. Mr. Elfman asked if there is a height requirement for separate dwellings. Ms. Basch indicated that there is no height limit referenced but she could add that. Ms. Baldwin expressed concern on what impacts detached accessory apartments would have on the individual property assessments and taxes. Ms. Basch indicated that she would work on making changes based on tonight’s discussion and get a revised version of the Draft out by the beginning of February. It was agreed that the revised version would then be sent out in-house to get feedback on the proposal.

2. FORM A – Shoemaker Lane - Zielinski

This plan shows a slight adjustment to a property line on the Zielinski property to reflect the lease area of the approved solar array.

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Motion was made by Mr. Elfman and seconded by Ms. Baldwin to approve the plan for Zielinski on Shoemaker Lane under “Subdivision Control Law Not Required”.

VOTE 3-0

3. BOND RELEASE – Lot 1 Farmington Heights

The Town is holding \$3950 for a building lot bond on Lot 1 Farmington Heights. The Engineering Department reviewed this lot and submitted a memo indicating that all work has been completed and the building lot bond may be released.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to release the lot bond (\$3950) for Lot 1 Farmington Heights.

VOTE 3-0

4. APPROVAL OF MINUTES – December 5 & 19, 2019

Motion was made by Mr. Elfman and seconded by Ms. Baldwin to approve the minutes of December 5, 2019 as written.

VOTE 3-0

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the minutes of December 19, 2019 as written.

VOTE 3-0

The meeting adjourned at 7:15 PM.