

## Agawam Planning Board – January 7, 2021

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### MEMBERS PRESENT:

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

### MEMBERS ABSENT:

Nicholas Pandolfi

### ALSO PRESENT:

Pamela Kerr

Via Zoom

Chairperson Paleologopoulos called the meeting to order at 6:00 pm.

1. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC (Continued to 1/7/21)

Mr. McNaughton gave an update on his response to the Engineering Department's comments dated December 16, 2020. He explained that comments 8, 9 & 10 concern the retaining wall issues. He said they have an alternative plan eliminating the retaining wall however there will be additional wetland impacts that will be addressed with the Conservation Commission. He sent the alternative plan to the Town Engineer for her comments and he received her response today. He said he will continue to work with Engineering to address all comments and concerns. Mr. McNaughton went on to say that he is also working with National Heritage to satisfy all of their requirements. He said he will end up with a 12.27 acre open space parcel with a conservation restriction. Some of Engineering's comments were discussed. Also discussed was the removal of the proposed sewer connection to Silver Street and that an 8" water main will be used. Mr. Paleologopoulos addressed a letter from Stu Kibbe, 14 Doane Avenue, concerning insurance policies and increased premiums for those residents within 300' of a commercial property.

The Chair opened the meeting to the public.

Stu Kibbe, 14 Doane Avenue, spoke saying that this is a concern of many homeowners on Doane Avenue. He also said that the Industrial use may determine the insurance company's actions. He is also concerned with the road going through a Residential area into an Industrial area and is concerned with the traffic at the cul-de-sac at the end of Doane Avenue. He went on to say that there will be 2 "Do Not Enter" signs at the intersection of Doane Avenue & Aspenwood Drive Extension facing the connector road and 2 more at the same intersection but facing Doane Avenue. There will be a "Not a Thru Street" sign at Aspenwood Drive and the new road connector. Mr. Kibbe asked if it is legal for a road to go from Residential zoning into Industrial zoning. Mr. McNaughton said this was addressed in a preliminary subdivision approval by the Town Solicitor. He said there is a report on record. He also said this has been evaluated and deemed to be permitted. Mr. Paleologopoulos asked Mr. McNaughton to bring this report to the

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next meeting. Mr. Paleologopoulos referred to a letter from Mr. Cabana that was received and read into the record last November. He is concerned with more construction in his back yard and he is also concerned with the wetlands involved.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the Public Hearing – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to the January 21, 2021 meeting of the Planning Board.

ROLL CALL VOTE 4 – 0

2. SITE PLAN – 358 Corey Street – Pond View Hollow – General Construction & Environmental, Inc. (C

A request was received from R. Levesque Associates on behalf of Dwight Scott of General Construction and Env. LLC, to table the Site Plan for 358 Corey Street – Pond View Hollow to the next Planning Board meeting to allow for the Conservation Commission to act at their January 14, 2021 meeting.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to table the Site Plan for 358 Corey Street – Pond View Hollow to the January 21, 2021 Planning Board meeting as requested.

ROLL CALL VOTE 3 – 0 – 1 (Mr. Elfman)

3. APPROVAL OF MINUTES – December 17 & 22, 2020

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the minutes of December 17, 2020 as written.

ROLL CALL VOTE 3 – 0 – 1 (Mr. Elfman)

Motion was made by Mr. Elfman and seconded by Ms. Baldwin to approve the minutes of December 22, 2020 as written.

ROLL CALL VOTE 3 – 0 – 1 (DeStefano)

4. FORM A – Southwick Street – Hillside Development Corp.(Continued to 1/7/21)

Ms. Kerr explained that this parcel is being split into Lot A and Lot B on Southwick Street which is zoned Residence A1.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to approve the plan for Southwick Street – Hillside Dev. Corp. under “Subdivision Control Law Not Required”.

ROLL CALL VOTE 4 – 0

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### 5. FORM A – Silver Street – Damon

The applicant, Craig Damon and Surveyor Lisa Narkiewicz were present and explained that they are proposing to combine 2 existing lots into one parcel – Parcel A.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to approve the plan for Damon on Silver Street under “Subdivision Control Law Not Required”.

ROLL CALL VOTE 4 – 0

### 6. Correspondences – none

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to adjourn the meeting.

ROLL CALL VOTE 4 – 0

Meeting was adjourned at 7:05