

Agawam Planning Board – January 16, 2020

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO PRESENT:

Pamela Kerr

Mr. Paleologopoulos called the meeting to order at 5:00 PM. He then stepped away from the table for the first item on the agenda (due to conflict of interest) and Ms. Baldwin took over as Chair.

1. SITE PLAN – South West Street – Agawam CES Tuckahoe LLC

Mark Chrisos of Con Edison/Agawam CES Tuckahoe LLC was in attendance as well as Mike Gagnon of Milone and MacBroom. Mr. Chrisos provided photos to give perspective of the site including the solar panels and a single, low profile container to store batteries. Mr. Gagnon explained that there were 2 notable revisions of the plan. First, a new RDA was submitted for the proposed work. The project is out of the 200 foot riverfront area and also the 100 foot buffer zone to various wetlands on the site. The second notable change is the addition of a landscaping buffer which wraps around the northeast corner of the site. Mr. Gagnon went on to say that the 3 foot high berm is adjacent to the 7 foot fence. The landscaping plan and plant list show plantings on top of the berm, to conceal top of fence, include a variety of native plant species such as fir, spruce and pine. Mr. Pandolfi, having experience with landscaping, agreed that it was a good mix of plantings. Ms. Baldwin expressed concern about abutter notification. Mike said they like to review plans with the abutters and he would be ok with this being a condition. Mr. Elfman asked if there would be only one entrance. Mike explained that yes, they are utilizing the existing road. When asked about the effects on the abutters, Mr. Gagnon explained the construction procedure. First there will be civil engineers and trucks to repair (grade) the sight. Next the posts are pounded in, this involving some noise. Finally the electricians will be there. All will park on site. This will be a short duration of noise and it will be a four month project, starting in late spring through the fall. Mr. Chrisos explained that an Eversource Connection Application would be needed. Eversource will do an impact study and cost estimate. Ms. Baldwin inquired about the handling of the materials on site. Mr. Gagnon said that the objective is to grade and balance the sight and reutilize any materials. They will strip top soil when grading to repurpose later. Stock piles will be managed and the materials used if good, if not they will be handled off site. Mr. Chrisos also said that he will post a standard de-commissioning bond which says when the site is dismantled they will be financially able to handle it.

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Motion was made by Mr. Pandolfi and seconded by Mr. Elfman to approve the site plan for South West Street – Agawam CES Tuckahoe Solar, LLC with the following conditions: That they receive a de-commissioning bond, that they meet with the abutters and that the layout of the erosion controls is done through survey.

VOTE 3-0

Mr. Paleologopoulos returned to the table to Chair the remainder of the meeting.

2. SITE PLAN – 255 & 267 South Westfield St. – DePalma

Rob Levesque of R Levesque and Associates was present representing Mr. DePalma for 255 & 267 South Westfield St. There will be a 9100 square foot building housing a Dollar General retail store and a 7440 square foot building to be used for a professional service / office space. The site was designed to have two curb cuts - one is existing and will be shared with the existing building. The other proposed cut is at the southerly end of the site. Mr. Levesque went on to say that the grading plan shows 14 – 15 feet of fill will be needed and the slope along the back side will be 3:1. The historic fill has been removed from the site. In response to the Agawam Fire Department comments regarding the large fire trucks being able to maneuver around the back of the buildings, Mr. Levesque said a program called Auto Turn, CAD movements will be run. If it doesn't work, they may have to shift the building back at which point, there will be no vehicle access on the back side, only pedestrian and hand trucks. When asked if a restaurant was proposed, Mr. Levesque said no restaurant has been proposed at this time. He also said that he has been requested to change the southerly curb cut to right in, right out only. Ms. Baldwin asked about the access for delivery vehicles to the Dollar General. Mr. Levesque said that the Dollar General gave specs on their box trucks and tractor trailers. He is not sure of the frequency or times of delivery but will look into it. Ms. Baldwin spoke about dumpsters. Mr. Levesque stated that there are two shown and they will be enclosed. Drainage will be sub surface drainage under the parking lot with catch basins and deep sumps. He will be looking into an old outfall on the site. There will be a stormwater swale to collect water from off the road that will be loamed, seeded and shade trees planted. Regarding landscaping, Mr. Levesque stated that there will be foundation plantings along the front of the Dollar General. Ms. Kerr asked if more landscaping could be done in the front. Mr. Levesque will have an elevation plan for the next meeting. Lighting will be LED wall packs on the back and foot candles. There will also be 20 foot poles down lit in front. Shields will be added to the pole lights for the consideration of the neighboring residences. Mr. Levesque requested to continue until the next meeting. He will check on signage, elevations of building, landscaping in front of Dollar General, lighting and shielding.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table the site plan for 255 & 267 South Westfield Street to the next meeting.

VOTE 4-0

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to amend the order of the agenda to allow for Item 7 to be taken next.

VOTE 4-0

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3. APPROVAL OF MINUTES – January 2, 2020

Motion was made by Mr. Elfman and seconded by Ms. Baldwin to approve the minutes of January 2, 2020 as written.

VOTE 3-0-1 (Pandolfi abstained)

4. BOND RELEASE – Lot 5 Anvil Street – Calabrese

The Town is holding \$3950 for a building lot bond on Lot 5 Anvil Street. 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 in full.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to release the bond for Lot 5 Anvil Street in full.

VOTE 4 – 0

5. 6:00 PM - PUBLIC HEARING – Zone Change – 266 Walnut Street – Chaduk

Present, representing Chaduk, 266 Walnut Street, are Jim Ferrara and Ron Hout of Anderson Associates. Mr. Ferrara explained that in September the site plan for 266 Walnut Street was approved by the Planning Board for auto repair and storage with a 50 vehicle max on site and it was allowed by right under Business A district. This zone change application was submitted for a change from Business A to Industrial A. He stated that the owners want to be able to sell vehicles at this location. He stated that the Town's zoning bylaws are unclear as to where a class 2 license would fall into play. Mr. Ferrara feels it should fall under a Business A district. He stated that he is waiting for feedback from the Town Solicitor on this matter and asked for a continuance of the public hearing to allow him to receive that information. Ms. Kerr suggested that the Board act on the zone change at this time and not continue the public hearing as the City Council's public hearing is before the next Planning Board meeting. She went on to explain that Industrial A will open the property to any use allowed in that zone. Mr. Paleologopoulos opened the hearing to the public at this time.

Timothy Strain – 244 Walnut Street – asked if the zoning was changed to Industrial, could the uses be capped. Mr. Paleologopoulos replied no and that a change to Industrial A would allow for any use in that district.

Josephine Strain – 244 Walnut Street – asked Mr. Ferrara what he is asking for. He went on to say that he is able to store and repair vehicles at this time, but would like to be able to sell a few of those vehicles.

Joanna Duclos – 260 Walnut Street – stated that at one point tractor trailers abutted her property. The fumes made it impossible to use her back porch. She spoke against the request.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the public hearing for a Zone Change at 266 Walnut Street until the next meeting on February 6, 2020.

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VOTE 4 – 0

Mr. Paleologopolous noted to the abutters that they will not be re-notified and stated that the Public Hearing will be at the next meeting on February 6, 2020.

6. 6:15 PM – PUBLIC HEARING – Zone Change – Rear Meadow Street Corner of Main and Meadow Streets – Verteramo

Mr. Anthony Verteramo was in attendance to present his zone change for property at Rear Meadow Street Corner of Main and Meadow Streets from RA-2, Agricultural and Industrial to Business A in order to operate his landscaping business and to construct a 30 X 40 foot garage for his landscape business.

Peg Grimaldi – 475 Main Street – She inquired how many trucks are being used for the business. Mr. Verteramo answered 5.

Rick Zielinski – 439 Main Street – stated that the property is always kept nice and clean and that the operation is never a problem.

Terry Elkins – 33 Federal Street – stated that she has a straight view to the site and was inquiring as to the use of the property re: trucks, equipment, storage and hazardous materials. Mr. Verteramo replied that the property would only be used for storage, no repairs, limiting the amount of noise.

Rick Donovan – 25 Meadow Street - inquired as to the size and location of the proposed structure. Mr. Verteramo indicated this information on the plan.

Bill Wysocki – 63 Janelle Drive – Mr. Wysocki stated that he has known the family, they're a good family and the quality of their work is excellent.

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to close the Public Hearing for the zone change request by Verteramo.

VOTE 4 – 0

Motion was made by Mr. Elfman and seconded by Mr. Pandolfi to send a positive recommendation to the Town Council, regarding the zone change at Rear Meadow Street Corner of Main and Meadow Streets – Verteramo.

VOTE 4 – 0

7. PRELIMINARY PLAN – 173 Southwick Street – Hillside Development

Present was Mr. Rob Levesque of R. Levesque Associates, representing Hillside Development. He explained that Hillside Development is proposing a residential subdivision of 13 single family homes an 1100 linear foot road that will tie into Nicole Terrace. The property contains two zones, Residential A that transitions to Agriculture. The subdivision does not require any waivers at this time as it meets all subdivision requirements at this time. There is a flood zone mapped on the property. Mr. Levesque went on to say that with the work and studies they are doing, it may help some homeowners in the area who are now paying for flood insurance. Mr. Levesque addressed the comments of the Town of Agawam's Engineering Department.

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1. Sidewalk, curb cuts and crosswalk. The sidewalk will be shifted to the North to align with existing sidewalks.
2. There will be sidewalks on both sides of the street per the Complete Streets Program.
3. A stop sign will be installed at Southwick Street.
4. A “Thickly Settled” sign and a 25 MPH sign will be installed
5. The speeding issue will be addressed with traffic calming solutions such as raised crosswalks.
6. Manholes – plan will be cleaned up and reduce the number of manholes.
7. At this time not planning any waivers from the subdivision standards.
8. A Homeowners Association will have to be established to maintain the detention pond which is on a separate lot.

Mr. Paleologopolous addressed a possible sight distance issue at Southwick Street. Mr. Levesque stated that he doesn't think so but this can be revisited.

Jacqueline Kazimierzak – 186 Southwick Street – (also a member of the Polish Club) expressed concern for the homes in the subdivision that will abut the Polish Club. Her concern is that the Club holds an entertainment license and often holds outdoor functions. She suggested noise control be installed. She also expressed concerns about drainage/runoff. Mr. Levesque stated that stormwater and water issues will be handled by the developer. He will relay these concerns to Mr. DePalma.

Dave Shaw – 58 Nicole Terrace – His property is in a floodplain. His first concern is that speeding will become an issue on Nicole Terrace. He is also concerned with turning in off of Southwick Street as it is very difficult to see traffic coming from Southwick. Mr. Levesque will look at the design speed. Mr. Shaw is also concerned with the spring runoff that runs down the edge of his property and stated that there is an annual stream that runs down around the back of the last house on Nicole Terrace. He stated that he likes living in a closed neighborhood and would prefer that it not be opened up.

Derek Dacey – 68 Nicole Terrace – asked if 2 egresses are mandatory. Mr. Levesque answered by saying that there will be one on Southwick Street and another on Nicole Terrace. Mr. Dacey is also concerned that the proposed detention pond in the back of the property could create a mosquito issue in the neighborhood. Mr. Levesque said that he will investigate the water flow and concerns on site and in the immediate vicinity.

Derek Dacey – 68 Nicole Terrace – Mr. Dacey was inquiring if the raised crosswalks that are proposed for the new development could also be used on Nicole Terrace for traffic calming. Mr. Levesque stated that it is a public way controlled by the DPW. Mr. Paleologopoulos added that the residents could contact the Town to request a speed bump.

Dan Poggi – 78 Nicole Terrace – Mr. Poggi's concerned with the detention pond and any run-off which will create a mosquito issue and fears it will get worse. Mr. Levesque stated that the pond is designed for the 100 year storm and must drain within 72 hours. He also said the pond will be fenced and the slope will be very subtle, 3:1 or 4:1.

Bob McNeish – 40 Charter Oak Drive – Mr. McNeish is concerned with where the water at the low point on Southwick Street will be going. It already goes into his basement as it drains toward Charter Oak. Mr. Levesque explained that they will not de-water the wetlands but all water will be handled on-site. He went on to say that a storm water report will be done.

Jacqueline Kazimierzak – 186 Southwick Street – Ms. Kazimierzak stated her concerns about water retention and the development of Lot B. She feels that arborvitae or some sort of sound barrier is needed. Mr. Levesque noted that Lot B is not part of the subdivision but when a

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building permit is needed, engineering will give comments and recommendations and the grading will be carefully checked.

Motion was made by Mr. Pandolfi and seconded by Mr. Elfman to approve the Preliminary Plan for 173 Southwick Street – Hillside Development – with the Town of Agawam’s Engineering Department’s comments included.

VOTE 4 – 0

Meeting was adjourned at 7:30 PM.

DRAFT