

# Agawam Planning Board – February 4, 2021

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## MEMBERS PRESENT:

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

## ALSO PRESENT:

Pamela Kerr

Via Zoom

Chairperson Paleologopoulos called the meeting to order at 6:00 pm. He explained that the first item on the agenda is a Preliminary Plan for “Draghetti Estates”. Abutters have been notified of tonight’s meeting for informational purposes.

### 1. PRELIMINARY PLAN – New York Avenue – Draghetti Estates – Draghetti

Mark Reed of Heritage Surveys was in attendance to present this Preliminary Subdivision Plan. Also in attendance was Steven Draghetti, applicant. Mr. Reed explained that this is a proposed 13 lot subdivision with New York Avenue being layed out and constructed with a proposed connection to Roosevelt Avenue (through a paper street called Alexander Drive) then continuing New York Avenue west ending with a cul-de-sac. He stated that this property had been subdivided many years ago and is comprised of very small lots as previously layed out. He stated that New York Avenue provides access to two houses only at this time. The proposal now shows lots that meet present zoning requirements. They are proposing to deed to the Town approximately 5.5 acres for use as passive recreation/park. Sidewalks will be constructed on both sides of the roadway. They have requested a street length waiver to allow for the cul-de-sac from the proposed connection to Alexander Drive to be 661’ in length (500’ maximum allowed by Subdivision Regulations). Mr. Reed stated that they are requesting the street length waiver as opposed to showing a connection to Clover Hill Drive or Richmond Drive (paper street). Ms. Kerr pointed out that a connection to Clover Hill Drive would not be possible as the previous street layout was revised and the connection to Clover Hill was eliminated. That area is now privately owned. Mr. Reed stated that he was unaware of that and would further research the deeds. The Engineering Department submitted comments – some of which are for the Preliminary Plan and some for the Definitive Plan stage. Mr. Reed went through the Preliminary Plan comments: 1) the two manholes exiting the detention pond on lot 1 should be labeled PDMH not PSMH. Mr. Reed stated that this will be relabeled. 2) It is unclear which direction the stormwater from Alexander Ave flows once it enters the PDMH at Sta 7+78+/- . Mr. Reed indicated that the plan will be adjusted to indicate the flow direction. 3) The property line radius at North Westfield Street shall be 25’ and the curb radius shall be 35’. The proposed plan shows the curb radius encroaching into the frontage of the adjacent parcels. Mr. Reed suggested that the Board make this a condition of the Preliminary Plan approval. 4) An easement may be needed to install an ADA compliant curb cut at STA 8+00 LT. Mr. Reed stated that he would review this with the Engineering Department. He went on to say that the applicant does not own the small parcel at the northwest corner of New York Avenue and Alexander Avenue however he has been in contact with the estate of the owner who is recently deceased. Mr. Draghetti

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stated that he was offered by the representative of the estate to purchase the corner parcel but the estate must be settled first.

The members then asked questions. Ms. Baldwin stated that the lots as shown appear to be very shallow and asked what types of houses they plan to build. Mr. Reed stated that the lots are shallow as the subject parcel is long and narrow. He stated that the plan would be for smaller, rectangular homes – approximately 1500 SF to 1800 SF, and likely two stories. Ms. Baldwin asked that the building envelopes be shown on the plan. She also asked that they respond in writing the Engineering Department comments. She then asked what the property that is contained in the proposed 5.5 acre open space is comprised of – is it considered to be wetland? Mr. Draghetti stated that while he has not been back there for quite some time he feels that approximately one third of it is wet. Mr. DeStefano asked how people would access the proposed open space. Mr. Reed stated that there would be a 30’ access easement off the middle of the cul-de-sac. Mr. Elfman asked if the streams and wetland would interfere with the lots and buildable areas. Mr. Reed stated that they have not yet done a wetland delineation on the land to determine the extent of the streams and wetlands. Mr. Paleologopoulos asked why they are not proposing to connect to Richmond Avenue at this time which would eliminate the need for a dead end street length waiver. He went on to say that a waiver from 500’ to 661’ is a large difference and that he is not in favor of granting it. Ms. Baldwin stated that she feels that there seems to be considerable water issues on this land and is concerned with the amount of wetlands. Mr. Elfman stated that he does not support the waiver of the dead end street length. Mr. DeStefano stated that he also does not support the waiver request as he feels it will set a precedent. Ms. Baldwin indicated that she does not support the waiver request either and does not feel it is to the Town’s benefit.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to approve a waiver of the 500’ dead end street length to allow for a 661’ long deadend street (New York Avenue) as requested.

VOTE 0-4

The members felt that waiving the dead end street length was not a benefit to the Town and approving it would set a precedent. Mr. Reed indicated that he will respond in writing to the Engineering Department comments and submit a revised plan. He asked that this item be continued to the Board’s first meeting in March to allow time to make the changes.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the Preliminary Plan for “Draghetti Estates” to March 4, 2021.

VOTE 4-0

2. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC

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Mr. Paleologopoulos stated that 2 letters were received today from Mr. Kirk MacNaughton, one requesting a continuance of the Public Hearing and one requesting an extension of the Definitive Subdivision Plan for 673 Silver Street – Aspenwood Estates.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the Public Hearing for 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to March 4, 2021 as requested.

ROLL CALL VOTE 4 – 0

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to grant a 45 day extension for the Definitive Subdivision Plan for 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to April 16, 2021.

ROLL CALL VOTE 4 - 0

### 1. APPROVAL OF MINUTES – January 21, 2021

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the minutes of January 21, 2021 as written.

ROLL CALL VOTE 4 – 0

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

ROLL CALL VOTE 4 – 0

Meeting adjourned at 7:00 PM.