

AGAWAM PLANNING BOARD

February 7, 2019

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MEMBERS PRESENT:

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

ALSO PRESENT:

Pam Kerr  
Amanda Boissonneault

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

1. Site Plan – 466 S. Westfield St. – The Villas at Pine Crossing – Shibley/Sweeney

Terry Reynolds with T. Reynolds Engineering, Landscape Architect Dave Payne, Attorney Daniel Garvey and applicants Victor Shibley and Kathleen Sweeney were in attendance to present the site plan for an age 55 and over age restricted community. The applicant is requesting to build a 23 building, 46 unit residential community with a single driveway from S. Westfield Street that leads to a loop road. There will be a sign installed at the entrance that will be approximately five feet tall that will be placed as to not affect site distance from the driveway to S. Westfield St. A temporary construction entrance will be installed at the southeastern corner of the property, which will become a permanent gravel roadway once construction is complete. There are two different size units, 24 units will be approximately 1600 sq. ft. and the remaining will be approximately 1800 sq. ft. Each unit will be single story with a two-door garage and a driveway that can accommodate two vehicles. For passive recreation, a mulched walkway will be installed on the west side of the property that will lead to the wetland located in the upland area. Stormwater management includes a rain garden and infiltration basin that will be constructed near the west side of the property. Mr. Reynolds said he is working closely with the Engineering Department in regards to stormwater management. He is also coordinating with the Town to incorporate the upcoming plans for improvements to Route 187 into this site plan.

The applicant has requested a waiver for the five-foot wide sidewalk on both sides of the road for a four-foot sidewalk only on the interior side of the road. The members questioned having only one sidewalk, and expressed concern about pedestrian safety. Attorney Garvey explained the applicant is not proposing a community room in order to keep the association fee low for future unit owners. Ms. Sweeney explained they have surveyed homeowners from other residential communities they have developed, and most residents responded that a community room was not needed.

The Fire Department submitted a memo on January 29, 2019 stating the sweep path analysis included with the plan is acceptable, and suggested no parking signs be installed along the entire property to ensure there is no on street parking. A memo dated February 1, 2019 was received from the Police Department that expressed concerns about the location of the driveway being directly across from S. Westfield Street and Pine Street split, and described the Pine Street/S. Westfield Street area as being hazardous to vehicle, bicycle, and pedestrian traffic. Mr.

AGAWAM PLANNING BOARD

February 7, 2019

Reynolds explained to the Board members that most of these concerns will be addressed with the Route 187 improvement plan. A memo from the Engineering Department was received on February 7, 2019. Mr. Reynolds explained he is working directly with Engineering to address these comments.

Mr. Tedeschi asked about guest parking. Mr. Reynolds said an updated plan shows two visitor parking areas and extra parking, including a handicap space, at the mail kiosk. Landscape architect David Payne went over the landscaping plan with the Board members. There will be a mixture of trees along Pine Street the buffer units from the road. Shade trees will be planted in front of the units, and evergreens in the middle of the community for a visual buffer between the interior units. The rain garden will be planted with native species to attract birds, butterflies and pollinators. The rain garden will be monitored over a three-year period to ensure the plantings take. Ms. Baldwin asked why there is no landscaping along the northwest corner. Mr. Reynolds said a meadow mix will be planted in that area. Mr. Pandolfi asked about snow removal and if there would be sprinklers installed. Ms. Sweeney said there is room between units to accommodate snow removal. Sprinklers will be installed throughout the property. Ms. Kerr asked if there is a phasing plan. Mr. Reynolds answered there is not specific plan, but anticipates construction to begin in the northeast corner, with units being built as they are purchased. The rain garden and infiltration basin will act as a temporary sediment basin until construction is complete. The applicants have also filed a Notice of Intent with the Conservation Commission. Mr. Reynolds anticipates having updated site plans for the Planning Board members to review in the near future.

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to continue the Site Plan Review for The Villas at Pine Crossing until the Planning Board's March 7, 2019 meeting.

VOTE 5-0

2. Approval of Minutes – January 17, 2019

Motion made by Ms. Baldwin and seconded by Mr. Elfman to approve the January 17, 2019 minutes as written.

VOTE 5-0

3. Correspondences

Ms. Kerr informed the Board that it is time for the Town to update its Open Space and Recreation Plan. Mayor Sapelli is forming a committee to assist with the update, and would like a representative from the Planning Board to join.

Motion made by Ms. Baldwin and seconded by Mr. Elfman to nominate Nicholas Pandolfi to serve on the Open Space and Recreation Committee.

VOTE 5-0

4. Ace Precision Way – Re-sign Definitive Plan

Ms. Kerr explained the approved Definitive Plan has not been recorded yet, and the Registry of Deeds will not accept a plan that was signed more than 6 months ago. A new set of signatures will give the applicant a new timeframe to record the plan. The original three members signed the plans with a new date of February 7, 2019.

AGAWAM PLANNING BOARD  
February 7, 2019

The meeting adjourned at 7:15 PM