

AGAWAM PLANNING BOARD
February 15, 2018

MEMBERS PRESENT:

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

ALSO PRESENT:

Marc Strange
Amanda Boissonneault

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

1. SITE PLAN CONTINUED – 311 Shoemaker Lane – TJA Solar

Rich Tabaczynski, P.E. with Atlantic Design Engineers, Inc. was in attendance and gave a brief overview of the project. Revised plans and comments have been submitted to the Planning Board addressing professional staff and Planning Board comments. Included in these plans was an addendum to the stormwater report and a planting plan for vegetative screening. The stormwater addendum addresses all the Engineering Departments concerns, and they issued an approval memo on February 14, 2018. The planting plan includes approximately 7 different species that were selected from a list provided by the Town. Mr. Tabaczynski stated approximately 400 feet of the northeastern portion of the southern array will have mature 18-20 foot plantings to screen the solar panels from view. A directional note was added to the site plan that allows for the vegetative screening to be installed during phase 1 of construction to help screen construction and to allow a better opportunity for the plants to become established. Mr. Tabaczynski stated this will give them time to periodically assess the screening to make sure it's working. He advised the Board members that a Notice of Intent was filed with the Conservation Commission, with a public hearing date scheduled for February 22, 2018.

Mr. Paleologopoulos asked Mr. Tabaczynski to go over comments 6a, 6b, 8 and 10 from their February 8th memo. Mr. Paleologopoulos asked when test pits would be dug, Mr. Tabaczynski answered when weather permits after they have received approval from the Conservation Commission. Mr. Paleologopoulos asked if the plantings for the screening will be varied in species and in height, stressing the importance of a visual buffer, and that he does not want a solar panel to be seen from Crestview Country Club. Mr. Tabaczynski answered saying the vegetative screening will be both different species and different heights depending on the location, and the sightline data shows that they arrays will not be seen from the abutting properties. The plantings will be mostly evergreen with a couple deciduous varieties. Mr. Tabaczynski stated they are also committed to maintaining the vegetative screening. Ms. Baldwin asked if they will augment the plantings if need be, Mr. Tabaczynski answered they would. Mr. Pandolfi commented that he is good with the proposed height of the plantings, and

that using different species will create a more natural screening. Mr. Paleologopoulos stated Engineering, Safety and Fire all recommended approval on the revised site plan.

Motion was made by Mr. Tedeschi and seconded by Mr. Pandolfi to approve the Site Plan for TJA Solar at 311 Shoemaker Lane with the conditions that all professional staff comments are addressed, and any site plan revisions that may occur during the Notice of Intent filing with the Conservation Commission to be brought back to the Planning Board for review.

VOTE 5-0

2. PUBLIC HEARING CONT. – Definitive Plan – Ace Precision Way – 1123 Suffield Street

Mr. Paleologopoulos stated a revised plan only showing the three lot subdivision had been submitted, along with Engineering comments being addressed on the revised plan. Mr. Paleologopoulos advised those in attendance that abutter notices are not required for site plan review and that they should check the town website or call the Planning & Community Development Office to check for future site plan reviews. Any letters that were received with concerns about development of the lots will be saved and reviewed again when each lot comes before the Board for site plan review. Mr. Paleologopoulos said that concerns about screening, lighting, run off, noise and hours of operation will all be considered by the Board.

Motion was made by Mr. Tedeschi and seconded by Mr. Elfman to approve a waiver for section 159-6 (A) 1 & 2, the requirement for preliminary plan submission and approval.

VOTE 5-0

Ms. Baldwin requested a copy of the February 14, 2018 Engineering Department memo to be added to the minutes.



TOWN OF AGAWAM
Department of Public Works
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Christopher J. Golba • Superintendent

MEMORANDUM

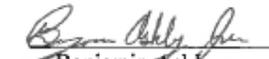
To: Planning; R Levesque Associates, Inc.
CC: File
From: Engineering Division
Date: February 14, 2018
Subject: Definitive Subdivision & Site Plan Set – Ace Precision Way – 1123 Suffield Street

Per your request, we have reviewed the Definitive Subdivision and Site Plan entitled “Ace Precision Way; Prepared for: Ace Precision, Inc., 77 Melha Avenue, Springfield, MA; Prepared by: R Levesque Associates, Inc., 40 School Street, Westfield, MA; Scale: 1”=40’; Dated: January 2, 2018, Revised: 2/12/18” and we recommend approval with the following comments that have been discussed and understood by R. Levesque Associates, Inc.:

1. A bond is highly recommended for all outstanding work in the roadway before building permits can be issued. This will ensure that the roadway and utilities are completed per approved plans while allowing for building construction to begin. It is also recommended that if the developer does not want to issue a bond, all proposed site and road work will need to be completed before any C.O. is issued. Note that at a minimum, water mains, sewer mains, drainage lines (for the roadway stormwater runoff), detention pond, and base course of pavement within the proposed roadway must be installed prior to issuing a building permit.
2. Engineering recommends that a private association be created for future maintenance of road, utilities, and detention pond for all parcels.

Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,


Benjamin Ashley
Civil Engineer


Michelle C. Chase, P.E.
Town Engineer

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to approve the Definitive Plan for Ace Precision Way at 1123 Suffield Street with the condition that the Engineering Department comments dated February 14, 2018 are to be addressed.

VOTE 5-0

3. SITE PLAN CONTINUED – 218 Shoemaker Lane – Motion Auto Carriers, Inc.

R. Levesque Associates, Inc. has requested to table the continued site plan review to the next Planning Board meeting.

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to continue the Site Plan for Motion Auto Carriers, Inc. at 218 Shoemaker Lane until the Planning Board's March 1, 2018 meeting.

VOTE 5-0

4. SITE PLAN – Agawam Axe House – 396 Main Street

Annaliese Townsend and Robert Manning, 396 Main Street, are in attendance to present the site plan for the Agawam Axe House. Mr. Paleologopoulos stated the Board has received a letter from Erik Wight, the Building Inspector, recommending approval. Mr. Paleologopoulos said there are some questions regarding the parking lot and ADA regulations. Mr. Manning stated the existing parking lot is gravel with boulders and can more than accommodate the 56 required parking spaces. There is also additional parking in the rear of the business that can be utilized. Mr. Paleologopoulos asked if they can accommodate ADA parking requirements, Mr. Manning answered yes. Ms. Baldwin asked if they would be selling refreshments. Ms. Townsend answered they would be applying for the permit with the Health Department to do so. Ms. Baldwin asked if there was a dumpster on the property, Ms. Townsend said there was at the rear of the address. Ms. Baldwin stated they require screening for the dumpster to shield it from abutters. Mr. Tedeschi asked if there are any age requirements. Ms. Townsend said the age requirement has been changed to 18 and up. Mr. Manning added that there would be no alcohol allowed on site because of their insurance and liability. Only existing exterior lighting will be utilized, and snow removal will be pushed towards the rear of the lot. Mr. Strange stated the applicants will be working with Inspection Services and Engineering to address Engineering comments from a memo dated February 15, 2018.

Motion was made by Mr. Elfman and seconded by Mr. Pandolfi to approve the Site Plan for the Agawam Axe House at 396 Main Street with the conditions that screening will be provided for the dumpster and the Engineering Department comments dated February 15, 2018 are to be addressed.

VOTE 5-0

5. SITE PLAN – Escape 413 – 396 Main Street

Applicant Jared Hamre submitted a request to table site plan review to the next Planning Board meeting.

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to continue the Site Plan for Escape 413 at 396 Main Street until the Planning Board's March 1, 2018 meeting.

VOTE 5-0

6. SITE PLAN – Mikel Coffee – 916 Suffield Street

Architect Edmond Brousseau and owner Antonios Risos were in attendance to present the site plan for Mikel Coffee, a coffee shop and drive thru to be incorporated into Kaptain Jimmy's restaurant. Mr. Brousseau said his client would like to improve his business by adding a coffee shop inside the existing restaurant with drive thru service. An application has been submitted to the Zoning Board of Appeals for the drive thru window. Customers will drive past the entrance of the restaurant and around the rear of the building to access the drive thru window. Mr. Brousseau explained that the entrance from St. Jacques Ave. will be changed to exit only, and drive thru signs directing customers around the building will be added. The interior layout has not been designed, but a portion of the left side dining area will be removed to make room for the coffee business. An existing door will be used as an entrance to Mikel Coffee, with a patio area being added.

Ms. Baldwin asked when the hours of operation would be, Mr. Brousseau answered 5:00AM – 9:00 PM. Mr. Paleologopoulos asked if there would be a lighted sign for the business, Mr. Brousseau stated there would be possibly similar to the Kaptain Jimmy's sign. Ms. Baldwin expressed concerns about the handicap parking that has been relocated to the front of the restaurant. Ms. Baldwin stated this will be a very active area that customers will have to cross, and asked if the handicap spots could be moved to location 7 on the Site Plan, which is adjacent to the front of the building. Mr. Paleologopoulos agreed, stating it would be safer for patrons using the handicap spots to use the sidewalk instead of crossing a lane of traffic. Mr. Tedeschi also expressed concerns about pedestrian safety because they will have to cross a lane drive thru cars will be using. Mr. Brousseau said he could discuss alternate areas to put the handicap parking spaces with his client. Ms. Baldwin asked how close the drive thru area would be to the existing patio on the right side of the restaurant; Mr. Brousseau answered 8-10 feet away. Mr. Paleologopoulos asked if a tractor trailer making deliveries will be able to access the rear of the building with the new plan. Mr. Brousseau said the exit radius at St. Jacques Ave. will be increased to accommodate larger vehicles. Mr. Tedeschi questioned if a delivery vehicle would be able to fit behind the building with a line of cars for drive thru. Ms. Baldwin asked if there would be any landscaping improvements, stating they were waived for the original owner of the property. Mr. Brousseau said something could be considered and added to the plan. Mr. Paleologopoulos asked if there was a dumpster. Mr. Brousseau answered that it was being relocated from the rear of the business to the right hand side of the parking lot. Mr. Paleologopoulos advised that it needs to be screened. Mr. Brousseau stated he will need some time to address these concerns and the comments received from the Engineering Department on a memo dated February 15, 2018.

Motion was made by Mr. Pandolfi and seconded by Mr. Elfman to continue the Site Plan for Mikel Coffee at 916 Suffield Street until the Planning Board's March 1, 2018 meeting.

VOTE 5-0

7. DISCUSSION CONTINUED – Allison Lane – Tirone

John Tomaszewski from R. Levesque Associates, Inc. and Mr. Tirone were in attendance. Mr. Paleologopoulos stated he is not inclined to recommend imaginary frontage because it does not benefit the town and will set a precedent. Ms. Baldwin referred to the meeting minutes from 1984, stating the 500 foot cul-de-sac was to be permanent. All members expressed concern about setting a precedent. Mr. Paleologopoulos asked Mr. Tomaszewski if this has been done anywhere else. Both Mr. Tirone and Mr. Tomaszewski commented this lot is unique because of the size and exceptions have been made in the past. Mr. Tirone said creating two lots would benefit both himself and the Town and that he plans to go forward. Mr. Tirone was advised that he may need to file with the Conservation Commission because of the pond towards the front of the property.

8. SIGN PLANS & MYLAR – Prouty Lane

Members discuss the Private Road Maintenance Agreement for Prouty Lane, and would like #3, section to read: “Reasonable and normal road improvements and maintenance work to adequately maintain said private road and related drainage facilities to permit adequate all weather access for emergency vehicles. Repairs and maintenance under this Agreement shall include, but is not limited to, filling of holes, removing debris, and other work reasonably necessary or proper to repair and preserve the road for all weather road purposes.” This language will be provided to the applicant to be adjusted.

9. APPROVAL OF MINUTES – February 1, 2018

Motion was made by Mr. Elfman and seconded by Ms. Baldwin to approve the minutes of February 1, 2018, as written.

VOTE 4-0-1 (Mr. Tedeschi abstained)

10. CORRESPONDENCE - None

The meeting adjourned at 8:00 PM