

Agawam Planning Board – February 20, 2020

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Nicholas Pandolfi

ALSO PRESENT:

Pamela Kerr

1. SITE PLAN – 320 Bowles Road – The Grossman Company

Garrett Horsfall of Kelly Engineering Group was in attendance to present this site plan. He explained that the new owners of 320 Bowles Road will be leasing approximately 66,000 sf of the building to a metal company for storage and distribution. To address their needs they are proposing to construct three overhead doors and re-align one of the existing curb cuts for truck access. This will provide for slightly less impervious area on the site. There is a wetland across the street however the proposed work is outside of the 100' buffer zone. He indicated that a small amount of grading will be required within the detention basin and the volumes have been compensated. There are two existing 36" rcp culverts under the current driveway that will be removed and replaced with new 36" culverts. Mr. Paleologopoulos asked how many curb cuts in total on this site. Mr. Horsfall stated that there are three existing curb cuts on the site. Mr. Paleologopoulos asked if the trucks would exit left and how long the ramp is on the rear of the building. Mr. Horsfall stated yes, the trucks would exit the rear of the building and turn left to exit the site. He did not have the length of the ramp but indicated that a turning analysis was done and ramp contains a 5% slope. Mr. Paleologopoulos asked where snow storage is located. Mr. Horsfall stated that snow storage is not shown on the plan but it is likely pushed off the site. Ms. Baldwin asked there is a dumpster proposed on the site. Mr. Horsfall stated none is shown and he was unsure of whether they would need one. Ms. Baldwin stated that if one is proposed it must be screened. She asked if he had seen the Engineering Department comments. Mr. Horsfall stated yes he received them this afternoon and he will comply with them. Mr. Elfman asked for the reason for moving the curb cut. Mr. Horsfall stated that it is being relocated to accommodate truck access to and through the building. There are existing trees that will be removed for the driveway location. Mr. Horsfall indicated that he was not aware of how many trees would be impacted but agreed that they could be replaced.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the Site Plan for 320 Bowles Road with the condition that all professional staff comments be addressed including the Engineering Department 2-20-20 comments; if a dumpster is provided it must be screened; and the trees that will be removed with the curb cut relocation shall be replaced.

VOTE 4-0

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2. SITE PLAN – 255 & 267 South Westfield Street - DePalma

Mr. Cravo asked that this item be tabled to the next meeting to allow for the Conservation Commission to act on the project. He explained that the plan has been revised to address both the Engineering Department and Fire Department comments. The Fire Department has sent a letter to the Planning Board indicating that they are satisfied with the revised plan. The Engineering Department submitted a memo today indicating they recommend approval of the plan with four conditions. Mr. Cravo stated that they are minor comments/conditions and they will address them. Mr. Paleologopoulos stated that during the previous review the Board asked for more landscaping in front of the Dollar General building and that Rob Levesque was going to look into their standard design to determine if additional landscaping could be provided. Mr. Cravo indicated that he was not sure if Mr. Levesque was able to get any more information on that but the landscaping remains the same on the revised plan. He provided elevations to the Board that they did not have at the last meeting. He was asked for the number of parking spaces that were eliminated when addressing the Fire Department comments. He stated that according to the plan 94 spaces are required and 90 are now shown. Mr. Paleologopoulos asked how many handicapped spaces are shown. Mr. Cravo indicated a total of five for the two buildings. Ms. Baldwin asked where the loading area for the Dollar General is located. Mr. Cravo indicated that it is now currently shown but it can be added. Mr. Paleologopoulos asked if the right turn only exiting and entering will be physically restricted. Mr. Cravo stated that there is a flared island to restrict the movements. Mr. Paleologopoulos stated that pulling out of Hendom Drive is already difficult. He also asked where snow storage will be on this site. Mr. Cravo stated that snow storage is not shown but during large storms it will likely be removed from the site.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to continue the Site Plan for 255 & 267 South Westfield Street to the next Planning Board meeting (March 5th) as requested by the applicant's representative.

VOTE 4-0

3. DISCUSSION – Accessory Apartment Ordinance – PVPC

This item was tabled as it is still being reviewed in-house.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table the discussion of the accessory apartment ordinance until the next meeting (March 5, 2020).

VOTE 4-0

APPROVAL OF MINUTES – February 6, 2020

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the minutes of February 6, 2020 as written.

VOTE 4-0

The meeting adjourned at 6:50 PM.