

Members Present:

Doreen Prouty – Chairperson  
Richard Maggi – Vice Chair  
Gary Suffriti – Clerk  
Gary Geiger – Alternate  
Aldo Mancini – Alternate

Chairperson Prouty opened the meeting at 6:30 PM:

**1. Case #1970: Motion Auto Carriers LLC – 218 Shoemaker Lane**

Chairperson Prouty opened this public hearing by reading the legal notice, explaining the procedures of the hearing and introducing the members of the Board. Sitting on this case were Chairperson Doreen Prouty, Vice Chair Richard Maggi, and Clerk Gary Suffriti.

Representing the petitioner was Rob Levesque from R. Levesque Associates, Inc., 40 School Street, Westfield, MA. Mr. Levesque explained the history of the property and stated his client is looking to repurpose the existing structures for their business. The former single family home at the front of the property will be used as an office building, and the rear garage will be used for vehicle maintenance and storage. There will be an area near the garage to park the carrier trucks, tow trucks and temporary parking for vehicles in transit. The existing driveway will be utilized and extended with gravel to the building and parking area at the rear of the property. Mr. Levesque stated an easement from the side of the property adjacent to the gas line will be abandoned. Minor curb cut improvements will be made to increase the turn radius into the driveway. Handicap accessible parking will be added to the parking area near the front. Mr. Levesque stated Site Plan Review with the Planning Board has been tabled to allow for time to address the Engineering Department's comments.

Chairperson Prouty read into the record an email dated January 17, 2018 from Kathleen Auer, Health Agent for the Town of Agawam and a memo from the Fire Department dated January 18, 2018. Mr. Levesque stated that all professional staff comments are being addressed, including appropriate permitting/licensing for fuel storage and sewer/septic, no idling signage, and the installation of an oil/water separator if necessary. Chairperson Prouty asked to go over each item the applicant is requesting individually. The first part of the special permit application is for a trucking terminal. Mr. Levesque said this would be required for the general operation of business. Motion Auto Carriers uses vehicle carrier trucks to transport vehicles across the country. These trucks would be parked onsite if they are not in use. Mr. Levesque said vehicles would be temporarily stored on site while in transition. The garage will be used to only maintain and repair the company's vehicles. The second part of the special permit is to allow for towing. Chairperson Prouty asked if they planning on operating a towing business; Mr. Levesque answered yes. Chairperson Prouty asked for clarification for how long towed vehicles would remain on the property, Member Mancini asked if the applicant planned on trying to get into the town towing rotation. Member Maggi stated a towing business could run at all hours of the night, and asked for clarification of the business hours. Mr. Levesque stated he would confer with his client for answers to all of the board members questions. The third part of the special permit application is for storage. Mr. Levesque stated this was not for vehicle sales, and was strictly related to the towing and transportation aspect of the company. Member Suffriti asked how many vehicles would be stored on the property at one time. Mr. Levesque said he would ask his client to provide that information.

Chairperson Prouty questioned the deed to the property. The deed for 218 Shoemaker Lane

(dated May 15, 1992 Book 8049 Page 41) shows Edward Zielinski, John Zielinski, Mitchell Zielinski, Timothy Zielinski and Daniel Zielinski doing business as Zielinski Brothers II as owners of the property. A deed for a different property owned by Zielinski Brothers II, 311 Shoemaker Lane (dated September 19, 2002 Book 12584 Page 520) shows the sale of the property to solely Timothy Zielinski and includes the language “included in this conveyance is any other real estate located in Agawam, Massachusetts.” Chairperson Prouty asked for the owner of the property to produce a deed specifically showing Timothy Zielinski as the owner of 218 Shoemaker Lane. Mr. Levesque said he would relay the request to his clients and their attorney.

The members discussed alternate ways to access the property that would be better for the abutters, such as through the easement that the applicant wants to close off or moving the driveway east of the existing house. Mr. Levesque said that he would discuss these options with his client.

Chairperson Prouty opened the meeting to the public.

Veronica Bannish, 221 Shoemaker Lane asked what the hours of operation would be and how many vehicles would be stored on the lot.

Nick Rosati, 242 Shoemaker stated he directly abuts the property and the gas line. Mr. Rosati stated when a truck accesses the property from the easement it shakes his entire home. Mr. Rosati also expressed concern about vehicles crossing the gas line, and would like to know if a buffer/screening could be put in place at the rear of his yard before construction begins.

Ashley Rosati, 242 Shoemaker Lane expressed concern about vehicles being towed to the property at all hours of the night and asked what the hours of operation would be. Ms. Rosati stated she was concerned about the property becoming a junk yard.

Phil Lomonaco, 213 Shoemaker Lane said there were some issues in the late 80’s early 90’s with a petroleum spill on the property that was cleaned up by the former owners. Mr. Lomonaco stated he has no issues with a trucking operation, but would prefer not to see a towing business going in there.

No one else spoke for or against this petition.

All members agreed that they would like to do a site visit to get a better scope of where the abutters are in conjunction with the proposed business. A site visit was scheduled for March 8<sup>th</sup> at 8:30am. Mr. Levesque said he would reach out to his client for answers to all the questions the Board members have, including hours of operation, how many carrier trucks and vehicles would be kept on the property, and specifics about the towing aspect of their business.

Motion made by Chairperson Prouty and seconded by Member Maggi to continue the public hearing to Tuesday, April 9, 2018 at 6:30PM. All in favor.

## **2. Election of Chairperson, Vice Chair and Clerk**

Motion was made by Member Suffriti and seconded by Member Maggi for Doreen Prouty to remain the Chair, Richard Maggi to remain the Vice Chair, and for Gary Suffriti to remain the Clerk. All in favor.

## **3. New Topics:**

Chairperson Prouty opened the meeting at 7:30 PM

Chairperson Prouty closed the meeting at 7:30 PM