

AGAWAM PLANNING BOARD

March 7, 2019

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MEMBERS PRESENT:

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

MEMBERS ABSENT:

Nicholas Pandolfi

ALSO PRESENT:

Pam Kerr  
Amanda Boissonneault

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

1. Site Plan Cont. – 466 S. Westfield St. – The Villas at Pine Crossing – Shibley/Sweeney  
Terry Reynolds with T. Reynolds Engineering, Attorney Daniel Garvey and applicants Victor Shibley and Kathleen Sweeney were in attendance. Engineering submitted a memo, dated March 7, 2019, that included recommendations in regards to only the sidewalk waiver. Mr. Reynolds explained changes made to the site plan that incorporate Engineering's comments, including a sidewalk on each side of the roadway to the development, and crosswalk and curb cuts adjacent to the S. Westfield Street entrance that will coordinate with the Route 187 project. Mr. Reynolds said his client is still requesting one 4-foot concrete sidewalk on the inner loop. Ms. Baldwin asked why they are not proposing ADA compliant 5-foot wide sidewalk. Mr. Reynolds explained the units are not designed to be handicap accessible, but can be built to suit. Mr. Reynolds said the sidewalks on the driveway from S. Westfield Street could be changed to 5-foot, but a 4-foot sidewalk for the inner loop would help lengthen the driveways for the interior units. Mr. Tedeschi asked about the current length of the driveways. Mr. Reynolds explained the driveways are 19 feet long, comparing them to a standard parking space that is 18 feet long. The Board Members discussed the community room requirement that can be waived by the Planning Board. Ms. Baldwin expressed her support for a community room to be included in the plan. A community room would be beneficial to an age 55 and over community by providing a place to socialize, having meetings, and hold events within the community. Ms. Baldwin explained this is the first community of its kind in Agawam, and believes it would not set a good precedent to allow for the waiver. Attorney Garvey said informal surveys were taken at other communities developed by the applicants, and most residents were not in support of a community room. Mr. Garvey also said units would need to be removed to incorporate a community room into the plan, which could make the project not economically feasible for his clients. Ms. Sweeney stated a community room would increase HOA costs for the homeowners. Mr. Tedeschi would like to see if there is a way to survey potential residents to see if they are in favor of a community room or not. Mr. Elfman said he is concerned that waiving the community room requirement will set a precedent for future developments. Mr. Elman can also see how a community room may not be as beneficial to the proposed 46 unit community as it would be to a larger development. Mr. Paleologopoulos said he does not believe a community room is necessary and sides with the proponents. He stated a waiver of the community room requirement for this plan does not mean the Board would have to approve a waiver for the next project.

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Ms. Kerr explained to the Board Members that the applicants have asked for three different waivers, each to be voted on separately: one sidewalk on the interior loop of the development, 4-foot wide sidewalks, and to waive the community room requirement.

Motion made by Mr. Tedeschi and seconded by Mr. Elfman to allow for the waiver of a sidewalk on the outside of the loop portion of the roadway within the development, and that there shall be a 5-foot concrete sidewalk on each side of the entrance roadway.

VOTE 5-0

Motion made by Mr. Tedeschi and seconded by Mr. Elfman to deny the waiver request for a 4-foot concrete sidewalk on the inside of the loop portion of the roadway, and to require a 5-foot concrete sidewalk on the inside of the loop portion of the roadway within the development.

VOTE 5-0

The Board Members further discussed the applicants request for a community room waiver. Mr. Paleologopoulos would like the members to consider tabling the discussion and vote until a full Board can be present to vote at the next meeting.

Motion made by Mr. Tedeschi and seconded by Mr. Elfman to table the discussion and vote of the community room waiver until the Board's March 21, 2019 meeting.

VOTE 5-0

Ms. Kerr advised the Planning Board members that the Conservation Commission has voted to require a peer review of the Notice of Intent for this project, and the applicants are currently working with the Conservation Commission during the peer review process.

Motion made by Mr. Elfman and seconded by Ms. Baldwin to table final action on the Site Plan Review for 466 S. Westfield Street, the Villas at Pine Crossing, until the Conservation Commission has completed their review.

VOTE 5-0

2. Approval of Minutes – February 7, 2019

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to approve the February 7, 2019 minutes as written.

VOTE 5-0

3. Correspondences - None

The meeting adjourned at 6:50 PM