

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 #1971: Antonios & Efthimios Risos – 916 Suffield Street

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.

Architect Edmond Brousseau and owner Antonios Risos were in attendance to present the special permit application for a drive thru service window for Mikel Coffee, a coffee shop to be incorporated into Kaptain Jimmy's restaurant. Mr. Brousseau said a drive thru service window is necessary for his client to build a successful coffee business. The drive thru window will be located on the east side of the restaurant, with approximately 700 sq. ft. of the current dining area being converted to space for the Mikel Coffee. Patrons will drive past the front entrance of Kaptain Jimmy's and turn towards the rear of the building to gain access to the drive thru lane. Mr. Brousseau said his client has received an approval letter from the Planning Board on March 1, 2018, and has worked with the Conservation Commission for a new plan to complete outstanding off-site mitigation. Mr. Brousseau said they have also been working with the Engineering Department, and received their recommendation for site plan approval on March 1, 2018.

Chairperson Prouty read into the record a memo dated February 7, 2018 from Lt. Dushane, Agawam Fire Inspector, stating there were no concerns for the project, and a memo from Sgt. Grasso, Agawam Safety Officer dated February 7, 2018, stating there was no opposition. A document signed by the third owner, Zannis Gazis, giving consent to the proposed drive thru was received by the ZBA on February 5, 2018. Member Maggi asked if there would be food served; Mr. Brousseau answered the business would be primarily serving coffee and possibly some breakfast pastries. Member Maggi asked if the owners of Kaptain Jimmy's would also be the owners of Mikel Coffee; Mr. Brousseau answered yes.

Chairperson Prouty opened the meeting to the public; no one spoke for or against this petition.

Chairperson Prouty explained the twenty day appeal period, closed this public hearing and went directly into a public meeting. Chairperson Prouty stated she is favor of the proposed drive thru service window, stating it is an appropriate location and the existing parking is adequate to support the drive thru. Chairperson Prouty was also in favor of the applicant utilizing existing space to install the drive thru instead of an addition to the business.

Chairperson Prouty called for a vote in favor of approving this request.
Prouty – Yes, Maggi – Yes, Suffriti – Yes. All in favor.

Conditions were discussed. Chairperson Prouty asked Member Maggi and Member Suffriti to approve the following conditions:

1. The proposed project will be constructed according to the plan submitted entitled: “Modifications to 916 Suffield St, Proposed Kaptain Jimmy’s Restaurant”, dated January 17, 2018, revisions February 15, 2018, prepared by ELB Design, and signed by the members of this board.
2. All conditions set forth by the Planning Board in its approval of site plan review, dated March 1, 2018, must be adhered to.
3. This special permit is granted to Antonios Risos and Efthimios Risos only.
4. The petitioner shall record with the Hampden County Registry of Deeds a “Notice of Special Permit” form, which shall be provided by this board and proof of said filing, must be submitted to the Inspector of Buildings.
5. This Special Permit shall become null and void if construction does not commence within three (3) years from the date of this decision.

Prouty – Yes, Maggi – Yes, Suffriti – Yes. All in favor.

2. Executive Session – John G. Kudlic v. Agawam Board of Appeals

Chairperson Prouty explained that Attorney Stephen Buoniconti has requested an executive session with the Board. Chairperson Prouty motioned to go into executive session to discuss John G. Kudlic V. Agawam Board of Appeals, which was seconded by Member Suffriti. Roll call vote 5 Yes, 0 No, 0 Abstentions. Executive session minutes are prepared under separate cover.

Member Suffriti left the meeting at 7:45 PM

3. Approval of Minutes – February 26, 2018

Motion made by Chairperson Prouty and seconded by Member Maggi to approve the February 26, 2018 minutes. All in favor.

4. Discussion of any topics that the Chair did not reasonably anticipate

There were no new topics to discuss.

Chairperson Prouty closed the meeting at 8:30 PM