

AGAWAM PLANNING BOARD
March 15, 2018

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Charles Elfman
Nicholas Pandolfi

ALSO PRESENT:

Marc Strange
Amanda Boissonneault

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

1. SITE PLAN – M Street – City of Springfield

Gary Pierce and Ken Ryan with Covanta, Jaclyn Caceci, P.E. with Tighe and Bond and Scott Donelon, Solid Waste Manager with the City of Springfield were in attendance to present the site plan for the vertical expansion of cell #2 at Bondi's Island. Mr. Pierce gave a presentation that included information about Covanta and described the multiphase permitting process. The applicant intends to increase the maximum elevation allowed for Cell # 2 from 142 MSL to 222 MSL. All waste disposal capacity created by the expansion is located on previously permitted landfill areas; there will be no expansion to the current footprint of the Bondi Island Landfill. Mr. Pierce explained there would be no change in daily or annual disposal amounts and no increase in traffic to the area. The build out will be gradual at a 3 to 1 slope, taking approximately 7 years to complete. The proposed expansion would allow for the use of that portion of the landfill to continue to 2030. Once all approvals have been received, construction is estimated to being in spring 2019.

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to approve the Site Plan for the City of Springfield on M Street with the condition that all professional staff comments be addressed.

VOTE 3-0

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

R. Levesque Associates, Inc. has requested to 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 April 5, 2018 meeting.

VOTE 3-0

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to take the meeting out of order.

VOTE 3-0

4. DISCUSSION – Site Plan Review Waiver

Town Solicitor Stephen Buoniconti was in attendance to speak with the Planning Board about sponsoring a zoning amendment that would allow for a site plan review waiver. Attorney Buoniconti explained that the current ordinance has almost everything come before the Planning Board for site plan review. The new administration is concerned about the site plan review process in regards to small changes and being business friendly. The waiver would take the ambiguity out of daily judgment calls and help to create a predictable path for any business. Attorney Buoniconti stated the proposed amendment would allow the Planning Board to give a waiver for a change of use only, a non-residential addition of 2000 sq. ft. and under, or construction/alteration of an accessory building to a non-residential structure. Applicants would need to make a small presentation at a Planning Board meeting where a vote would be taken to approve the waiver. Attorney Buoniconti said the Planning Board will have the right to require any of these applicants to go through fill site plan review.

Mr. Paleologopoulos asked what the Board would receive to make this determination. Attorney Buoniconti said the applicant would need to file for a building permit, and would be told at Inspection Services if they might meet the criteria for a waiver. A small presentation, less formal than full site plan review requirements, would be necessary for the Board to make a decision. Ms. Baldwin expressed concern about who follows up on the business that receive a site plan review waiver, and said there needs to be a clear process that is followed every time. Ms. Baldwin stated the Planning Board tries to maintain certain standards with every applicant and site plan, such as dumpster screen and exterior lighting. Mr. Tedeschi asked if the Board would be able to place conditions on a site plan that is eligible for a waiver. Attorney Buoniconti said that if there are any concerns, the Board should not grant a waiver and require full site plan review. Mr. Paleologopoulos is unsure if this waiver will make things easier for applicants, but fully supports being business friendly.

Motion was made by Mr. Tedeschi and seconded by Ms. Baldwin to sponsor an ordinance to amend the code of the Town of Agawam Zoning Ordinance to allow Site Plan Review Waivers.

VOTE 3-0

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to put the meeting back in order.

VOTE 3-0

3. RELEASE OF COVENANT AND NEW PERF.AGREEMENT – Lot 5 – 45 Lango Ln.

Confirmation was received from the Treasurer’s Office that a bond has been posted for Lot 5 Lango Lane (45 Lango Lane).

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to execute a Release of Covenant for Lot 5 (45 Lango Lane).

VOTE 3-0

Motion was made by Mr. Tedeschi and seconded by Ms. Baldwin to sign a new Performance Agreement for Lot 5 (45 Lango Lane) to reflect the bond.

VOTE 3-0

5. BOND SETTING – High Meadow IV – Lots 5 & 6

Mr. Calabrese has requested a bond amount for the remaining vacant lots on Anvil Street. The Engineering Department recommended a bond of \$3950.00 per lot.

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to set the bond for Lot 5 & 6 Anvil Street at \$3950.00 individually as recommended by the Engineering Department.

VOTE 3-0

6. APPROVAL OF MINUTES – March 1, 2018

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

VOTE 3-0

7. CORRESPONDENCE - None

The meeting adjourned at 7:30 PM