

AGAWAM PLANNING BOARD  
May 3, 2018

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman  
Violet E. Baldwin  
Charles Elfman  
Nicholas Pandolfi

MEMBERS ABSENT:

Mario Tedeschi

ALSO PRESENT:

Marc Strange  
Pamela R. Kerr

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

1. SITE PLAN – 218 Shoemaker Lane – Motion Carriers

Filipe Cravo and Rob Levesque were in attendance to present the revised plan which addresses the Engineering Department comments. Mr. Cravo explained that the Special Permit application with the Board of Appeals has been continued. He went on to say their client will use this site and existing buildings for a fleet storage/trucking terminal. Mr. Levesque pointed out that there will be no towing as was originally stated in the application. He explained that the owner will use a tow truck as part of the regional operation to move vehicles (no wrecks). He stated that he wanted the record to be clear that this will not be a commercial towing operation. Mr. Cravo then stated that the Engineering Department comments were mostly based on required field research. The Board received a memo from the Engineering Department this week stating that their comments have been addressed. He explained that site improvements will include relocating the existing driveway and enlarging the radii for turning movements. Parking is shown adjacent to the office building and the driveway will be paved to a point and the remainder will remain gravel. He stated that the existing architectural hoop style building will remain and a portion of the existing gravel area will be loamed and seeded. They will also be providing a 6' stockade fence along the gravel area. Ms. Baldwin asked if the dumpster will be screened. Mr. Cravo indicated yes. She then asked for the maximum number of vehicles that will be on the site. Mr. Cravo indicated that vehicles will typically stay on the site for less than one week and that a maximum of thirty (30) vehicles would be on-site. Ms. Baldwin then asked about the Fire Department's previous (January 19, 2018) concerns. Mr. Levesque stated that there were no permits in place for various things (i.e. fuel storage) previously but that the required permits are now in place and were completed approximately one month ago. Mr. Pandolfi asked if the access road were to be removed. Mr. Cravo stated that a portion of the access road (off site) will remain but the portion on this property will be removed. There will be only one way in/out. Mr. Levesque then stated that he just received information from the applicant that the maximum number of trucks is 15; there will be two tow trucks; and that the

maximum number of cars will be approximately 15-20. Mr. Paleologopoulos asked about the large pile of dirt that exists on the site. Mr. Levesque stated that there was apparently some gravel screening done on the site and there have been discussions about the applicant using the dirt on-site. Mr. Paleologopoulos asked if the “repair shop” was going to remain. Mr. Levesque stated they will be using it for only repairing their own fleet of transport vehicles. Mr. Paleologopoulos asked if any changes to the lighting are proposed and whether handicapped parking spaces will be provided. Mr. Levesque stated they are not proposing any changes to the exterior lighting, the hours of operation are 7:00 AM to 7:00 PM, and they are providing handicapped parking spaces per the regulations. Mr. Elfman asked about snow removal/storage. Mr. Cravo indicated that there is sufficient gravel and grassed area to pile it and that the drainage now includes a water quality unit per the Engineering Department. Mr. Paleologopoulos asked if it will be a secure site. Mr. Levesque stated that there was a previous discussion with the ZBA and that they will likely be addressing it.

Motion was made by Mr. Elfman and seconded by Mr. Pandolfi to approve the Site Plan for Motion Auto Carriers, 218 Shoemaker Lane conditional upon the 5-2-18 Engineering Department comments and the 1-19-18 Fire Department comments be addressed.

VOTE 4-0

2. SITE PLAN – Ace Precision – Lot 1 Ace Precision Way

Filipe Cravo and Rob Levesque were in attendance to present this Site Plan which shows a 15,000 SF building with a 10,000 SF future addition on lot 1. Mr. Levesque stated that a turning movement plan was submitted to the Fire Department as required today but they have not heard back on it. He went on to say that sixty-two parking spaces are shown including three handicapped spaces. He explained the grading of the lot and that the dumpster is shown at the top of the slope on the northwest corner. A swale is being provided to direct the water to the detention basin at the rear of lot 2. The area shown as a future addition will be seeded with grass for now. Mr. Levesque indicated that they would have no problem with a condition being placed that the grassed area must be maintained and mowed regularly. Landscaping is shown along the north side of the street and along the western boundary of lot 1. Foundation plantings have also been provided. Peter Wood, on behalf of Ace Precision, was in attendance and stated that this new building will be constructed next spring. He explained that the infrastructure work must be done first and that there are no plans for the expansion yet. Mr. Levesque stated that the arborvitae shown along the western boundary is for a buffer to the Zachary Lane residents. He stated that they plan to leave the existing vegetation in place on the north side of the lot. Mr. Pandolfi asked about the existing Ace Precision building. Mr. Levesque stated the building will remain in operation and that they will work with the Building Inspector on how to accomplish this when obtaining their building permit. Mr. Paleologopoulos asked about the existing auto sales on the property. Mr. Wood stated that he was unsure what the plans for the auto sales are. Mr. Levesque stated that the auto sales business is not immediate to lot 1. Mr. Pandolfi stated that the landscaping in this area should contain more than the 5’ to 6’ arborvitae; something bigger and the area should be deeper, taller and denser. Mr. Levesque stated that he plan shows the arborvitae being offset slightly and that they can increase the number and size. He stated that

there is approximately 10' to 12' to the swale. Ms. Baldwin asked for the height of the building. Mr. Wood stated that the low eve height is 22' however this elevation plan is conceptual. He likened it to the existing Sungrow building at the Industrial Park and stated that it will have a very upscale look. He went on to say that the back of the building will likely be flat panels and that the building will be a single story with a mezzanine for storage. Mr. Paleologopoulos asked for the grades towards Zachary Lane. Mr. Levesque stated that there is a 15' drop across the site and that all grades and drainage are directed away from the closest residence on Zachary Lane. Mr. Paleologopoulos then asked for the hours of operation. Mr. Levesque stated that it will be the same business that currently exists for Ace Precision and that he does not know the hours of operation. Mr. Wood stated that there won't be a loading dock on the building but they will get truck deliveries approximately three times per week. He went on to say that he believes there is a second shift and there are approximately twenty-five employees per shift. Mr. Pandolfi asked that if there is 10' between the proposed swale and arborvitae would they be amenable to doing some off-site plantings to help screen the abutters as well. Mr. Levesque stated that he could not agree to that and it would be up to the owners. Mr. Wells pointed out that there is an existing fence in that area as well. Mr. Elfman asked about proposed site lighting. Mr. Levesque indicated that they have submitted a photometric plan and that there will be 16' down-lit poles as well as ten wall packs. He stated that there is not lighting on the back of the building or east side of the building and that the photometric plan shows zero foot candles at the property lines. He went on to say that lighting cut sheets have also been provided. Mr. Paleologopoulos asked if they could extend the plantings to the parking area – his concern being headlights. Mr. Levesque stated that they could offset the arborvitae and the Board could require supplemental plantings on the north side of the property. Mr. Paleologopoulos asked who would be maintaining and plowing the street. Mr. Wood stated the owners (Ace Precision) would be responsible for the plowing and maintenance of the roadway. He indicated that he would be providing documentation to that effect. Mr. Paleologopoulos then allowed for public input.

Jerry Sibilia, Zachary Lane – stated that the neighbor to the north of this lot needs more screening as many of the trees in that area have been cut. He stated that he lives on the opposite side of Zachary Lane. Mr. Levesque stated that if the existing planting proposal is not adequate then they will provide a barrier along the east and north sides of the property. Mr. Pandolfi stated that 8-10 or 10-12 arborvitae staggered for dimension would be better. Ms. Baldwin stated that due to the number of abutter concerns that they have received both at the meetings and in writing, she would like to schedule a site visit to get a better idea of the site. Mr. Pandolfi agreed and offered to meet with her. The owner of 63 Zachary was in attendance this evening and agreed to let them meet on his land to look at the area.

Mr. Pandolfi and Ms. Baldwin agreed to meet next Monday at 3:00 PM at 63 Zachary Lane to view the site in an effort to determine if the proposed arborvitae plantings will provide enough screening in this area.

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to table the Site Plan for Ace Precision to the next meeting (May 17<sup>th</sup>).

VOTE 4-0

3. DISCUSSION – 470 Shoemaker Lane – exterior lighting

Filipe Cravo and Rob Levesque were present as well as the property owner, Mr. Liquori at the request of the Board. Mr. Paleologopoulos explained that the exterior lighting is a concern and asked if they are turned off at closing and whether the wallpacks are adjustable. Mr. Liquori explained that he did not install any new lighting but did put new LED fixtures in the wall packs. He stated that he hasn't received any complaints from the abutters and one person on Losito Lane likes the fact that their backyard is lit. He suggested that he could turn the lights off earlier at night. Ms. Baldwin stated that the wall packs broadcast light over the entire parking area and that the parking lot itself should be lit by poles that shine down. She feels the wall packs are too high as well. Mr. Liquori stated that the lights go off at 10:00 PM now but he could shut them off at 9:00 PM. Mr. Paleologopoulos stated that the lights that are of concern are the three wall packs on the front of the building (Shoemaker Lane side). Mr. Liquori stated that the gym closes at 9:00 PM. Mr. Paleologopoulos suggested the lights be turned off at 9:30 PM. The Board members were all in agreement with the lights on the Shoemaker Lane side of the building being shut off at 9:30 PM.

4. APPROVAL OF MINUTES – March 15, 2018 and April 5 & 24, 2018

There is not a quorum tonight to vote on two sets of minutes (March 15<sup>th</sup> and April 24<sup>th</sup>) as not all members attended those meetings.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table approval of the March 15, 2018 minutes until the next meeting.

VOTE 4-0

Motion was made by Mr. Elfman and seconded by Mr. Pandolfi to approve the minutes of April 5, 2018 as written.

VOTE 3-0-1 (Pandolfi abstained)

Motion was made by Mr. Pandolfi and seconded by Ms. Baldwin to table approval of the April 24, 2018 minutes until the next meeting.

VOTE 4-0

The meeting adjourned at 7:25 PM.