

AGAWAM PLANNING BOARD
May 17, 2018

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Charles Elfman
Mario Tedeschi

ALSO PRESENT:

Pamela R. Kerr

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

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

Filip Craveau of R. Levesque Associates was in attendance to present a revised plan. He explained that the plan has been revised to address Agawam Fire Department comments and to provide additional screening as a result of the site visit that was held after the last meeting. Mr. Paleologopoulos stated that since the last meeting Ms. Baldwin and Mr. Pandolfi conducted a site visit with the abutters on Zachary Lane. He asked for a summary of that site visit. Mr. Pandolfi stated that most of the existing vegetation in that area is thin brush. He stated that they recommended a deeper buffer with staggered plantings of varying species and heights. Ms. Baldwin stated that taller arborvitae were suggested and another suggestion was that the landscaping for the whole site be installed before the building is built to help establish a border and help to determine if additional plantings would be needed. She stated that one area is well established now. Mr. Craveau then explained that the access drive on lot 2 will be constructed for turning movements on lot 1. The Board received a letter from the AFD stating that their comments have been addressed. He stated that the landscaping plan has been revised as follows: along the eastern property lines they have added green giants, staggered, approximately 15' apart horizontally and 10' offset. He explained that they have checked with local nurseries and were told that the 8' to 10' range of arborvitae are very sparse right now and the plan proposes ten 8' to 10' trees. He stated that the remainder will be in the 6' to 7' range and that they will grow 1' to 2' per year. He went on to say that one to two growing seasons should allow for a solid visual barrier. Mr. Paleologopoulos stated that he has concerns with headlights coming down the new street and asked if additional landscaping could be provided to address that. Mr. Craveau indicated that in the area of the two existing Douglas Firs there is room for additional plantings. Peter Wood (in attendance on behalf of the applicants) stated that work on this lot probably will not occur until next spring and that they could try to get the plantings installed before winter in an effort to get the buffer plantings established. Ms. Baldwin asked about the lighting. Mr. Craveau stated that cut sheets have been provided as well as a photometric plan which shows zero foot candles at the property line. Ms. Baldwin asked if they had submitted their

maintenance agreement yet for the maintaining the private way including the drainage. Mr. Wood indicated not yet but they will be submitting it soon so that the subdivision plans can get recorded. Ms. Baldwin asked what type of screening is proposed for the dumpster. Mr. Craveau stated that the dumpster will be screened with a 6' stockade fence with plantings around it. It will have a gate and lock on it.

Jerry Sibilia of Zachary Lane stated that during the recent site visit they discussed that vegetation be provided at this time along the lot line of lot 2 to help prevent headlights shining on the abutting properties. Mr. Pandolfi asked how much of lot 2 would be cleared at this time. Mr. Craveau indicated that they will be clearing for the maintenance access road and detention basin. Mr. Wood stated that they will clear it now but maintaining a hedge on the undeveloped area may be tough. He went on to say that lot 1 will be irrigated. Mr. Pandolfi stated that the Board will review the landscape plan for lot 2 when they propose to build on it. Mr. Paleologopoulos asked that they add more plantings heading south from lot 1. Mr. Craveau suggested they extend the landscaping to the point on lot 2 just beyond the cul-de-sac. Mr. Wood agreed to that as well. Mr. Craveau stated that they are also adding four trees along the east property line.

Mark Busco, 74 Zachary Lane stated that he understands they are having trouble finding the 8' to 10' arborvitae now but could they revisit the market when they install the landscaping or next spring. Mr. Wood stated that cost is also an issue. Mr. Pandolfi stated the more the better and by staggering and offsetting the trees it will help to provide a well-established buffer. Ms. Baldwin stated that after the site work is done and the building is up if there are issues with the abutters and headlights it may have to be revisited.

Tom Sroka, 43 Zachary Lane asked what the three little shrubs that are shown above the emergency road are and if they could put larger plantings there. Mr. Craveau stated that they are black tupelos. Mr. Pandolfi stated that they will get to be large shade trees.

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to approve the Site Plan for Ace Precision on Lot 1 Ace Precision Way with the following conditions: 1) the May 1, 2018 Engineering Department comments (includes February 14, 2018 comments) are to be addressed; 2) The following landscape maintenance note is to be added to the plan: "All plantings must be maintained and that portion of the public way abutting the parcel and including the treebelt shall be maintained in a safe and attractive condition by the owner of the parcel"; and 3) the landscaping plan shall be revised to show four additional arborvitae arranged along the eastern property line in the area of the two proposed Douglas Firs, in a southerly direction, to provide additional buffering from headlights on the new street.

VOTE 2-0-1 (Pandolfi abstained)

2. BOND RELEASE – Lot 2 Jasmine Lane

The Engineering Department has submitted a memo stating that all work on this lot has been completed. The individual lot bond may now be released.

Motion was made by Mr. Pandolfi and seconded by Ms. Baldwin to release the bond in full being held on Lot 2 Jasmine Lane.

VOTE 3-0

3. FORM A – James Street – Fini

Ron Huot was in attendance to present this plan which he drew. He explained that currently the property has a house on one large lot and one large vacant lot. He stated that the new plan shows the house lot being divided in two. Parcels A, B and C are shown.

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to approve the plan for Fini on James Street under “Subdivision Control Law Not Required”.

VOTE 3-0

4. APPROVAL OF MINUTES – March 15, April 24, and May 3, 2018

The minutes were tabled as there was not a quorum present this evening that were present at the three meetings listed above to vote on them.

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to table the March 15, April 24 and May 3, 2018 minutes to the next meeting.

VOTE 3-0

The meeting adjourned at 6:40 PM.