

AGAWAM PLANNING BOARD

June 6, 2019

MEMBERS PRESENT:

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

ALSO PRESENT:

Pam Kerr
Amanda Boissonneault

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

A. Site Plan Cont. – 466 S. Westfield St. – The Villas at Pine Crossing – Shibley/Sweeney

The Engineering Department submitted comments on this plan today, however, the applicant is still before the Conservation Commission, and has requested to continue to the Board's next meeting.

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to continue the Site Plan Review for 466 S. Westfield Street until the Planning Board's June 20, 2019 meeting as requested by the applicant.

VOTE 5-0

B. Discussion – Meyers Drive

Surveyor Dan O'Brien with Smith Associates and Lisa Bruno were in attendance. Mr. O'Brien explained that his client is looking to build a house on Meyers Drive. Ms. Kerr explained the original subdivision was approved in 1967, with the majority of the lots being rescinded in 1978. A Form A was approved in 1980 for lots 47, 49 and 51A as the owner was seeking to build on lot 49. At that time, the Planning Board required the creation of a temporary turn-a-round on Lot 47 with an easement to be provided to the Town of Agawam for access to the temporary turnaround. Meyers Drive was then improved, a house was built on lot 49 and the temporary turnaround was built but not according to the design that was approved with the Form A. During a recent Team Meeting to discuss Ms. Bruno's intent to build on lot 47, the Fire Department asked that the current island be removed and replaced with a smaller one that would allow for a larger turning radius for fire trucks. Upon discussion this evening, the Board suggested the applicant submit a new plan (same as the Form A from 1980) showing the turnaround as-built, a smaller island in the middle, and require a new Easement to the Town for the cul-de-sac. Mr. O'Brien will provide the Board with a draft plan and easement agreement that can be reviewed by the Law Department.

C. Bond Status – Lots 4 & 11 Burlington Estates

Ms. Kerr explained that the Town is holding \$6,000 to cover Lots 4 & 11 Burlington Drive. The original bond for the subdivision was released in 2010 however, three lots had been sold and the

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owners would not sign a Covenant. Therefore, the developer submitted a separate bond (\$9,000 in total) for lots 4, 11 and 15. Lot 15 was built upon and the Board released \$3,000 in 2013. The current Performance Agreement covers only sidewalks and tree belts. The Engineering Department submitted a memo stating that there are cracks in the sidewalk panels in front of both lots. The Board has granted six extensions to this Performance Agreement since it was signed in 2010. The developer has recently informed Ms. Kerr that he does not intend to complete the work.

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to initiate legal proceedings to secure the bond for Lot 4 and Lot 11 Burlington Estates based on the Engineering Department memo dated June 6, 2019.

VOTE 5-0

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to amend the order of the agenda.

VOTE 5-0

D. Approval of Minutes

1. April 4, 2019

Motion was made by Mr. Tedeschi and seconded by Ms. Baldwin to approve the April 4, 2019 minutes as written.

VOTE 3-0-2 (Elfman and Pandolfi abstained)

2. May 16, 2019

Motion was made by Mr. Tedeschi and seconded by Ms. Baldwin to approve the May 16, 2019 minutes as written.

VOTE 3-0-2 (Elfman and Pandolfi abstained)

Mr. Tedeschi left the meeting at 6:45 PM

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to put the agenda in order.

VOTE 4-0

E. Vote to Appoint Housing Committee Representative

Mr. Paleologopoulos stated that he would like to relinquish his Planning Board representation on the Housing Committee. There was discussion amongst the members on who would take on this position as the Planning Board representative on the Housing Committee. In conclusion, the members agreed to vote to table this item until there is a full quorum.

Motion made by Mr. Pandolfi and seconded by Mr. Elfman to table the appointment of a Housing Committee representative until the Board's next meeting.

VOTE 4-0

F. Correspondences

The Housing Committee is hosting a joint meeting that will include the Mayor, City Council and Planning Board on June 25, 2019.

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The meeting adjourned at 7:06 PM