

AGAWAM PLANNING BOARD
June 7, 2018

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Violet E. Baldwin
Charles Elfman
Mario Tedeschi
Nicholas Pandolfi – 6:30 PM

ALSO PRESENT:

Marc Strange
Pamela Kerr

Mr. Paleologopoulos called the meeting to order at 6:05 PM.

1. RESCIND VOTE TO BE PETITIONER – Site Plan Review Waiver Ordinance

Ms. Kerr explained that the Site Plan Review Waiver Zoning Amendment that the Board voted to sponsor on March 15th has now been revised. A new version has been prepared and will be discussed next on the agenda.

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to rescind the March 15, 2018 vote to sponsor the Site Plan Review Waiver Ordinance.

VOTE 4-0

2. DISC. & POSSIBLE VOTE TO BE PETITIONER – Site Plan Review Waiver Ordinance

Attorney Steve Buoniconti, Town Solicitor, was in attendance as well as Mayor Sapelli. Attorney Buoniconti stated that they have taken into consideration comments that were made by the Board during the original proposal. More specifically, the proposal now reads that the Building Inspector shall have the right to waive the site plan review rather than the Planning Board. He stated that this will help address complaints of timing and lengthy plan review in some cases. The proposal is to add the following language to 180-13B(1): *Provided, however, that upon application, the Inspector of Buildings may waive the site plan review and approval requirement for proposals involving (a) a change in use only, (b) construction or alteration of nonresidential structures not to exceed 2000 square feet of additional gross floor area, or (c) construction or alteration of structures that are accessory to a nonresidential structure. For the purposes of computing gross floor area, the Inspector of Buildings must aggregate all alterations or construction completed within the immediately preceding five years.*

Mr. Tedeschi asked if this would be subjective by the Building Inspector and is there any recourse for the applicant. Attorney Buoniconti stated that it is written to give the Building Inspector criteria and guidance on waiving the requirement. Mr. Paleologopoulos asked for

clarification on “upon application”. Attorney Buoniconti stated that there will be an application form to fill out to apply for the waiver through the Inspector of Buildings. Mayor Sapelli stated that if a waiver has been denied the reasons will be outlined and clearly stated. He went on to say that he supports the proposal as it will help to expedite the permitting process and make the Town more business friendly. Mr. Elfman stated that he supports making it easier to do business in Agawam. He asked how much this step would save a business. Attorney Buoniconti stated that having professional plans prepared can be quite costly and timely. Mr. Tedeschi stated that he fully supports the change that was made from the original proposal.

Mr. Pandolfi entered the meeting at this time.

Motion was made by Mr. Elfman and seconded by Mr. Tedeschi that the Planning Board be the petitioner for the proposed Zoning Amendment entitled “Site Plan Review Waiver” as presented this evening showing the Building Inspector as having the authority to waive the requirement.

VOTE 4-0-1 (Pandolfi abstained)

3. APPROVAL OF MINUTES – March 15, 2018

Motion was made by Mr. Tedeschi and seconded by Mr. Pandolfi to approve the minutes of March 15, 2018 as written.

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

April 24, 2018

Motion was made by Ms. Baldwin and seconded by Mr. Pandolfi to approve the minutes of April 24, 2018 as written.

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

May 3, 2018

Motion was made by Mr. Pandolfi and seconded by Ms. Baldwin to approve the minutes of May 3, 2018 as written.

VOTE 4-0-1 (Tedeschi abstained)

May 17, 2018

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to approve the minutes of May 17, 2018 as written.

VOTE (Tedeschi and Elfman abstained)

4. BOND RELEASE – Lots 5, 8 and 10 Farmington Heights

The Engineering Department was requested to prepare a recommendation for tonight’s meeting. A memo had not been received yet.

Motion was made by Mr. Tedeschi and seconded by Mr. Elfman to release the bonds on Lots 5, 8 and 10 Farmington Heights conditional upon a favorable recommendation by the Engineering Department.

VOTE 5-0

5. RELEASE OF COVENANT & NEW PERFORMANCE AGREEMENT – Lots 1 & 9
Farmington Heights

Mr. DePalma would like to transfer two of the bonds from item #4 to these lots (and release the third bond). A Release of Covenant and New Performance Agreements have been prepared.

Motion was made by Mr. Pandolfi and seconded by Mr. Elfman to execute a Release of Covenant and sign a new Performance Agreement on Lots 1 & 9 Farmington Heights pending the Engineering Department's recommendation to release lots 5, 8 & 10.

VOTE 5-0

The meeting adjourned at 6:40 PM.