

AGAWAM PLANNING BOARD
June 21, 2018

MEMBERS PRESENT:

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

ALSO PRESENT:

Marc Strange
Pamela Kerr

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

1. PUBLIC HEARING – Zone Change – 466 South Westfield Street – Reidy

Attorney Daniel Garvey was in attendance to present this Zone Change request as well as the proposed buyers/developers, Kathleen Sweeney and Victor Shibley. Attorney Garvey stated that he represents both the buyers and the current land owners, Thomas and Sheryl Reidy. He explained that this is a 15 acre parcel that currently contains a single family house and a garage and is zoned Residence A-2 and Agricultural. The proposal is to rezone the entire parcel Residence A-5 to allow for an Age Restricted Housing Development. He showed a conceptual plan that contains twenty-four buildings with two units per building and stated that the units themselves will come in two different sizes – 1500 SF and 1800 SF. He stated that since receiving the Engineering Department comments today regarding potential future improvements to the South Westfield Street/Pine Street intersection they are willing to move the proposed entrance if the Town prefers. He stated that Ms. Sweeny and Mr. Shibley have two similar projects that they've completed in West Springfield and that they do high quality work. In terms of impacts to the Town he pointed out that there will be no children to add to the school system with this development. He concluded by saying that they are excited about the proposed project; and it will be the first of this type in Agawam. Mr. Paleologopoulos asked for any public input.

Ralph DePalma stated that there is an age restricted housing development on South Street that has been approved for a long time but not yet started. Mr. Strange stated that development has since been rezoned to Residence A-6 – Low Density Multi Family which is essentially the same as RA-5 but with no age restriction.

Mr. Elfman questioned whether this would be considered spot zoning. Mr. Strange stated that since there are no RA-5 zoned properties currently and that the Town must consider whether this is an appropriate location for such a development.

William Clark, High Meadow Road – questioned whether there is sewer available to this property. Mr. Strange indicated yes.

William Gensheimer, 1 Pine Street – stated that their property is accessed by a right of way through this property. He asked what would happen to that ROW. Attorney Garvey stated that they are aware of that and it will be honored.

William Clark asked if these would be affordable units. Attorney Garvey stated no.

Mr. Paleologopoulos stated that the items in the Engineering Department comments are all to be addressed if the zone change is approved and the project moves forward.

Motion was made by Mr. Tedeschi and seconded by Ms. Baldwin to close the public hearing on the 466 South Westfield Street Zone Change.

VOTE 5-0

Motion was made by Mr. Tedeschi and seconded by Mr. Elfman to send a positive recommendation to the Town Council regarding the Zone Change request for 466 South Westfield Street from Residence A-2 and Agriculture to Residence A-5.

VOTE 5-0

2. REVISED SITE PLAN – 497 South Westfield Street-DePalma

Rob Levesque of R. Levesque Associates was in attendance to present this revised plan as well as the developers, Ralph DePalma and Joe Tirone. Mr. DePalma explained that they received zone change approximately ten years ago. The sewer was extended and they then received Site Plan approval for this condominium project which showed 5-8 units per building. He stated that the definition of apartment house was then changed to 2-8 units per building. He stated that this is a twenty five million dollar project and will take approximately three years to complete. They would like to start construction this summer. He stated that they now are showing duplex units (two units per building) and that he has a similar project in Westfield where he has sold 41 units. He went on to say that those who buy in developments such as this don't usually have children. He submitted a proposed elevation of the buildings and stated that there is a demand now for ranch style units. He explained that the revised plan shows 80 units as opposed to the 131 units on the currently approved plan. Rob Levesque then explained that this property is no longer shown as containing endangered species as it was when the plan was originally approved. He stated that going from the 131 units to 80 units allows for a reduction of approximately 1.6 acres in impervious surfaces. He stated that the roadway and sidewalks have not changed, however, some of the curb cuts have changed and the utilities have changed slightly. The Engineering Department submitted comments at the end of the day today which include requiring a Traffic Study for the project as well as installing sidewalks along South Westfield Street (as part of the Complete Streets Policy). Mr. Levesque stated that the revised plan does not increase traffic from the project and are actually decreasing by approximately 500 vehicle trips per day. He stated that sidewalks are shown within the community but they have no problem placing them on South Westfield Street. He went over the remaining comments, most of which were part of the

final memo on the approved project and most are to be addressed during construction. He explained that the driveways at units 59 and 60 that are now shown exiting onto the mini roundabout can be addressed. He stated that he will rotate the building to eliminate that issue. Mr. Strange stated that the Town is looking to possibly create a DIF in this area as well as potential expansion of the sewers which will help to bring in additional development. He did not feel that requiring a traffic study at this time was reasonable. Mr. DePalma stated that he does not have a problem with providing sidewalks but does not agree with having to submit a traffic study at this time since this project was approved in 2013. Mr. Tedeschi asked if the units will be affordable. Mr. DePalma indicated that the price range will be \$325,000-\$350,000. He stated that the units along South Westfield Street will be developed first and he will then build the internal roadway up to the first loop. He may develop the units further back next as he stated that there is a lot of interest from people waiting for the units to be developed. Mr. Elfman stated that he did not see the need for a Traffic Study at this point since the project was approved for 131 units originally and now propose 80 units. Ms. Baldwin stated that she was in agreement that this is not a newly proposed project and it is already approved for far more units that they are proposing at this time. Mr. Paleologopoulos stated that sidewalks on the other side of South West Street (same side as Soldier On) would seem to make more sense. Mr. Levesque stated that the grades in front of the units on South Westfield Street may not accommodate a sidewalk along the road however he would look into the possibility with the Engineering Department.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the Revised Site Plan for 497 South Westfield Street with the condition that the June 21, 2018 Engineering Department comments be addressed with the exception of comment #1 (requirement of Traffic Study) as the reduction in units will provide for less traffic than currently approved and all other professional staff comments be addressed.

VOTE 5-0

3. APPROVAL OF MINUTES – June 7, 2018

Motion was made by Mr. Pandolfi and seconded by Mr. Tedeschi to approve the minutes of June 7, 2018 as written.

VOTE 5-0

The meeting adjourned at 7:20 PM.