

Agawam Planning Board – July 2, 2020

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Violet E. Baldwin
Charles Elfman
Frank DeStefano

MEMBERS ABSENT:

Nicholas Pandolfi

ALSO PRESENT:

Pamela Kerr

Via WebEx

1. FORM A – Mill Street – RLS Real Estate Holdings LLC

The plan shows the reconfiguration of several parcels owned by RLS Realty Holdings into Parcels A and B. Parcel A is to be held by RLS and Parcel B is to be conveyed to Mercadante, the abutter at #544 Mill St, and made an integral part of that existing property.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the plan for Mill Street under Subdivision Control Law Not Required.

VOTE 4 – 0

2. SITE PLAN – 128 Southwick Street – Verizon Wireless

Attorney Stephen Sobey of Shatz, Schwartz & Fentin, PC, was present representing the applicant, Also present was Verizon Wireless Resource Engineer Jay Latore. Attorney Sobey presented the plan and explained that to accommodate a gap in coverage, Verizon Wireless is proposing to lease an area next to the parking lot at the Agawam Municipal Golf Course and constructed a 115' monopole. There will be a 25' x 80' equipment compound. He stated that the Town of Agawam will be able to locate on top of tower for their public safety operations. As required, there will be a balloon float marking the top of the monopole on July 6 from 2 – 7 pm (rain dates July 7 and July 8) and on July 20 (rain dates July 21 and July 22) from 8 am until noon. Mr. Latore, the RF Engineer for Verizon stated that this facility will enhance the wireless service in the Feeding Hills area. Ms. Baldwin inquired as to the number of users on the pole. Mr. Letore said that right now, only Verizon and the Town of Agawam are proposed however there is capacity for three additional carriers. Greg Sukier presented the site plan for the equipment compound which includes the equipment and pole. There will room for Verizon, 3 additional carriers plus the Town of Agawam for a total of 5 users. The compound area is west of the Golf Course parking lot. Bollards will be placed around the compound. Mr. Paleologopoulos noted that the location is on the side of a hill and asked about considerations for drainage. He also asked if borings were done. Mr. Sykier replied that it is Verizon's standard to seek geological technical services and will perform borings then submit to a third party company for

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review. Verizon is not proposing cut, fill or cutting of trees. He stated that the area is now weathered gravel and cannot be mowed. Mr. Latore went on to say that Verizon will submit construction drawings with the building permit application. Ms. Kerr added that Verizon has also submitted a variance application. Mr. Sobey explained that the Variance is needed as the required setback from buildings occupied on a regular basis cannot be met (need 260' to three structures: club house is over 213' away, one maintenance building is 159' away and the second maintenance building is 252' away. He pointed out that none of the structures are within 115 feet which is the height of the tower. It is also noted that comments from the Engineering Department are also needed.

Motion was made by Mr. Elfman and seconded by Ms. Baldwin to table to the July 16, 2020 Planning Board Meeting.

VOTE 4 – 0

3. SITE PLAN – Take Five Restaurant – Springfield Street

Filipe Cravo of R. Levesque Associates presented the revised Site Plan. On July 2, 2020 the Planning Board received the Town of Agawam's Engineering Department's comments which include eliminating the parking spaces on Oak Street located within the row. Elevations are to be submitted of the proposed patio enclosure. The owner plans to have the patio enclosed and become part of the dining room. He would not be altering the existing impervious area. There would be 53 total parking spaces. Ms. Baldwin asked if they would be enclosing the patio area for year round dining. Mr. Cravo replied that the applicant is looking at options as the Agawam Fire Department comments would require a sprinkler system if it were enclosed for year round use as part of the restaurant and he would like to avoid that. Mr. Paleologopoulos asked about the function room that exists and the how it will impact the number of parking spaces required. Mr. Cravo indicated that he would get more information on the function room. Ms. Baldwin asked about the elevation of the patio and enclosure. Mr. Cravo stated that it is higher than the parking lot but would not exceed the existing building in height. Mr. Paleologopoulos asked if there would be a door from the inside out to the patio. Mr. DeStefano noted that it was posted on Facebook. There was a lengthy discussion of the current parking situation and the effect of reducing the number down to 53 spaces. Mr. Paleologopoulos said that if the parking gets short, people park across the street.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table the Site Plan for Take Five to the Planning Board's July 16, 2020 meeting.

VOTE 4 – 0

4. VOTE TO SPONSOR – Revised Accessory Dwelling Unit Ordinance – PVPC

There was discussion concerning the changes made to the Ordinance. Becky Basch of the Pioneer Valley Planning Commission noted that the sections of the purpose were taken out. Ms. Baldwin mentioned that it still says "at various stages of their life cycles." In section D, paragraph 2, it states that the home owners will have one year to comply with the ordinance per the Agawam law department.

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Motion was made by Mr. DeStefano and seconded by Ms. Baldwin that the Planning Board sponsor the Accessory Dwelling Unit Zoning Amendment and submit it to the City Council.

VOTE 4 – 0

5. BOND RELEASE – Windermere Estates – Bretta

The Town is holding four separate building lot bonds on Windermere Estates. The developer has requested a release of all bonds. The Engineering Department made a recommendation that the bonds be released at this time.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to release the bonds being held for Windermere Estates in the amount of \$15,800.00.

VOTE 4 - 0

6. APPROVAL OF MINUTES – June 4, 2020

Motion was made by Mr. DeStefano and seconded by Ms. Baldwin to approve the minutes of June 4, 2020 as written.

VOTE 4-0

7. RELEASE OF COVENENT & NEW PERFORMANCE AGREEMENT – Samuel Street – Calabrese

Mr. Calabrese has posted his bond on the Samuel Street subdivision (two lots) and signed a new Performance Agreement. The covenant may now be released.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to release the Covenant and sign a new performance agreement for Samuel Street.

VOTE 4 - 0

8. Correspondences – Mr. Paleologopoulos asked that a vote on the Planning Board's Representative on the Housing Committee be placed on the agenda for the July 16, 2020 Planning Board Meeting.

The meeting adjourned at 8:10 PM.