

Members Present:

Violet E. Baldwin  
Nicholas Pandolfi  
Mario Tedeschi

Members Absent:

Mark R. Paleologopoulos, Chairman  
Charles Elfman

Also Present:

Pam Kerr  
Amanda Boissonneault

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Ms. Baldwin called the meeting to order at 6:00 PM.

**A. Site Plan – 299 Main St. – Organics Recycling Facility**

Sean Reardon with Tetra Tech and Sol Ucciani with Vanguard Renewables were in attendance to present this site plan. Mr. Reardon explained that 299 Main Street will be an approximately 5.4 acre parcel with 400 feet of frontage that will be subdivided from 265 Main Street. The applicants are proposing the construction of a single story 13,200 square foot building for the de-packaging of unwanted food. This will be a metal paneled building with a variable roof that is mostly 20 feet high with a small portion close to 40 feet. Unwanted food will be brought into the facility, separated into organic and solid waste, and then removed by trucked to either an organic waste digester site or a recycling/trash facility. There will be no processing of food or waste products at the facility; all processing will take place off site at one of the applicant's five different locations. The de-packaging of food is mostly a mechanical operation, and loading/unloading of trucks and will take place inside the facility. A cam lock system will be used to pump the organic waste directly into a tanker truck. There will be small tanks inside the facility to help manage peak timeframes; however, nothing will be stored on site. There are no dumpsters proposed at the site. The building will be constructed in the clearing towards the rear of the property, and the existing southern driveway of 265 Main Street will be used. The wooded area at the front of the property will remain and act as a buffer. The proposed building is approximately 250 feet away from the adjacent property to the south. Mr. Reardon anticipates twenty trucks per day, equaling 40 trips in and out of the property. Comments from the Engineering Department were received prior to the meeting and were given to the applicant at the meeting. Mr. Reardon said his team will address all comments. Ms. Baldwin asked what the hours of operation would be. Ms. Ucciani answered it will be a 9:00am-5:00pm operation Monday – Saturday, with approximately 5-6 employees at the facility. Ms. Baldwin asked if there would be any vehicle storage on site. Mr. Reardon said there are four spaces for vehicle storage on site in case of a driver shortage. None of these vehicles would have refrigerated storage and would not need to be running during the night. Mr. Tedeschi asked about odor control. Ms. Ucciani explained there will be fast acting doors that will only open if a truck is entering or leaving the facility, and there are special intakes and filters used to control any odor inside the facility. Mr. Pandolfi asked about the noise level inside and outside the building. Ms. Ucciani answered the loudest part of the process would be the inside pump, which will be less

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than ten decibels. Mr. Reardon sated they received an Order of Conditions from the Conservation Commission, and are still working on other permits with MA DEP. The members agree that the Engineering Departments comments need to be addressed by the applicants before moving forward.

Motion made by Mr. Tedeschi and seconded by Mr. Pandolfi to continue the Site Plan Review for 299 Main Street until the Board's August 1, 2019 meeting.

VOTE 3-0

**B. Disc. & Possible Vote to Sponsor – Zoning Amendment – Permitted uses in Business A**

Town Solicitor Attorney Steve Buoniconti was in attendance. Attorney Buoniconti explained the proposed amendment would help to allow commercial and business developments to expand in Business A instead of new residential developments. The proposed amendment would also provide more consistency as to where duplexes are developed in Town.

Motion made by Mr. Tedeschi and seconded by Mr. Pandolfi that the Planning Board be the petitioner for the proposed Zoning Amendment entitled “An Ordinance to Amend the Code of the Town of Agawam Zoning Ordinance Regarding Permitted Uses in Business A Districts.”

VOTE 3-0

**C. Disc. & Possible Vote to Sponsor – Zoning Amendment – Site Plans**

Town Solicitor Attorney Steve Buoniconti was in attendance. Attorney Buoniconti explained the proposed amendment would add specific language to require the Planning Board to review stormwater management during Site Plan Review. This step is part of an overall update to storm water regulations that will bring the town code into full compliance with state regulations.

Motion made by Mr. Pandolfi and seconded by Mr. Tedeschi that the Planning Board be the petitioner for the proposed Zoning Amendment to Site Plan Review.

VOTE 3-0

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

The applicant is currently working with the Engineering Department, 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 August 1, 2019 meeting.

VOTE 3-0

**E. Vote to Appoint Housing Committee Representative**

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Mr. Paleologopoulos had previously stated that he would like to relinquish his Planning Board representation on the Housing Committee. Mr. Tedeschi has agreed to fill the position.

Motion made by Mr. Pandolfi and seconded by Ms. Baldwin to appointment Mr. Tedeschi to be the Housing Committee representative.

VOTE 3-0

**F. Approval of Minutes**

1. June 20, 2019

Motion was made by Mr. Pandolfi and seconded by Ms. Baldwin to approve the June 20, 2019 minutes as written.

VOTE 2-0-1 (Tedeschi abstained)

**G. Correspondences - None**

The meeting adjourned at 6:45 PM