

AGAWAM PLANNING BOARD
July 19, 2018

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Nicholas Pandolfi

ALSO PRESENT:

Pamela Kerr
Amanda Boissonneault

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

1. 6:00 PM Public Hearing – Zoning Amendment – Site Plan Review Waiver – Sponsored by the Planning Board

City Solicitor Stephen Buoniconti gave a brief overview of the proposed zoning amendment to allow for a site plan review waiver. Attorney Buoniconti stated the proposed amendment would allow the Building Inspector to grant a waiver for an applicant requesting a change of use only, a non-residential addition of 2000 sq. ft. and under, or construction/alteration of an accessory building to a non-residential structure. Mr. Paleologopoulos said this will help to expedite the process for proponents and assist applicants in saving money. All members and Ms. Kerr agreed that it will help make the town more business friendly.

Mr. Paleologopoulos opened the meeting to the public; no one spoke for or against.

Motion made by Ms. Baldwin and seconded by Mr. Elfman to send a positive recommendation to the City Council regarding the proposed Site Plan Review Waiver Zoning Amendment.

VOTE 4-0

2. Site Plan – 305 Suffield Street – Mass Veterinary Cardiology Services

Greg Neffinger, Architect, and Dr. Nancy Morris, DVM were in attendance to present the site plan for an addition to 305 Suffield Street. Mr. Neffinger explained that Dr. Morris, owner of Mass Veterinary Cardiology Services, Inc. would like to add an addition to the rear of the building to allow for two first floor exam rooms. The current exam rooms on the second floor will be used for any patient day stays. Mr. Neffinger explained this is a preexisting non-conforming lot, and the proposed addition will be no closer to Cooper Street than the closest point of the existing structure, which is approximately 6 feet 3 inches. A special permit application has been filed with the Zoning Board of Appeals. There is currently a fenced in area

where the addition would be placed. Mr. Paleologopoulos asked if there would be any changes to the parking lot. Mr. Neffinger answered the lot is currently paved with eight parking spots with eight spots proposed. There is an area towards the Suffield Street side of the property that can be used for snow removal. Dr. Morris said they have five total employees, and have spoken to the owners of a nearby property for potential employee parking. Ms. Baldwin asked for the dumpster location and screening to be shown on a revised plan. The members and applicant discussed the memo, dated July 19, 2018, from the Engineering Department.

Motion was by Ms. Baldwin and seconded by Mr. Tedeschi to approve the Site Plan for Mass Veterinary Cardiology Services with the conditions that all professional staff comments shall be addressed, including the Engineering Department comments dated July 19, 2018, and the dumpster is to be screened and location shown on a revised plan.

VOTE 4-0

3. Preliminary Plan – Aspenwoods Estates – Silver Street & Doane Avenue

Kirk MacNaughton was in attendance to present the Preliminary Plan for Aspenwoods Estates. Mr. MacNaughton gave an overview of the first Preliminary Plan for Aspenwoods Estates that was approved with conditions on August 18, 2011. The property is split zoned with Residence A1 and Industrial B. The roadway proposed is classified as a lane with a sidewalk on each side of the street. The new Preliminary Plan shows a thirteen lot subdivision (10 residential lots, 3 industrial lots) with a new road location. Seven of the ten residential lots will directly abut Doane Avenue, instead of the street abutting as shown on the 2011 plan. The street, Aspenwood Lane, will then be to the south of the proposed residential lots to allow for the three industrial lots. Mr. MacNaughton explained the site contains wetlands and endangered species, and that he will work with the Conservation Commission and Natural Heritage to ensure all protocols are followed. The connection from Aspenwood Lane and Doane Avenue, named Aspenwood Wood Lane Extension, will have signage preventing traffic from accessing Doane Avenue. A catch basin will be added on Doane Avenue to connect it to the Aspenwoods Estates drainage system. Mr. MacNaughton explained the original site engineer passed away before the plans could be completed. He is now working with a new engineer to finish some of the details absent from the submitted plan. Mr. Paleologopoulos expressed concern about site distance if the northern side of street at Silver Street if it is to remain wooded. Mr. MacNaughton explained one of the changes from the conceptual plan submitted to the plan submitted on July 19th is the connection of lot 1 to the strip that extends out to Silver Street. This area will be deed restricted to remain natural woods except for a fifty foot easement that will be a landscaped entrance maintained by the homeowners association. Ms. Baldwin asked for the frontage of the proposed lots to be shown on the plan. Mr. Paleologopoulos asked about any fill and grading. Mr. MacNaughton there will be some small areas that will need to be filled in on the industrial properties to accommodate the roadway. There will be a 3:1 grade adjacent to the roadway and 1:1 after. The grading contours on the plan show Doane Avenue at 194 feet and Aspenwood Lane at 192 feet. Mr. MacNaughton said the site naturally drains towards the southern wetlands, and that he would take special care to make sure the properties drain way from Doane Avenue. Mr. MacNaughton then went over the Engineering Comments that were received on July 19th. He stated that he would like to request a Zone Change to change the Industrial B property to Residential prior to submitting a Definitive Plan. He said a Zone Change was denied years ago, and he hopes to not

have to develop industrial lots in the subdivision. Mr. Elfman said he is concerned about industrial property directly facing residential lots, and asked if there is a way prospective buyers can be notified prior to purchase. Mr. MacNaughton said he would be ok with some type of notification for the buyer. Mr. Elfman asked if he would be constructing the homes or selling the lots individually. Mr. MacNaughton answered he would like to construct the homes but it would be up to the buyer. Mr. Paleologopoulos asked about connecting the hydrant to Doane Avenue, and what type of road work would be needed. He said Doane Avenue was paved in 2011, and any work to the roadway needs to be put back as pristine as possible. Mr. MacNaughton said he will be working with the DPW and the installation should be quick.

At this time Mr. Paleologopoulos explained that a public hearing is not part of the preliminary plan review, but the Board notifies abutters of the meetings so that they are aware of what is being planned. He explained he would allow for some public input this evening in order to hear some of the abutters questions or concerns.

Ruth Cosomini, 102 Doane Avenue, asked if clearing the lots would affect drainage. Mr. Paleologopoulos said a drainage plan will be established, along with individual lot grading that meets the Engineering Departments requirements. Ms. Cosomini expressed concern about Aspenwood Lane Ext. directly abutting the side of her home. Mr. MacNaughton explained there will be a triangular part of Lot 7 that extends past her home, then a side walk before the street begins. Ms. Cosomini asked if Doane Avenue would need to be widened because there would be more traffic. Mr. MacNaughton said there will be do not enter and one way only signs installed to prohibit thru traffic from Aspenwood Lane Ext. to Doane Avenue. Ms. Cosomini asked how the plan has gotten this far. Ms. Kerr answered this is the first step and explained the subdivision approval process. Mr. Paleologopoulos said the Board is doing everything they can to impact Doane Avenue as little as possible.

Chris Mader, 88 Doane Avenue, expressed concern about flooding and drainage. Mr. MacNaughton said the lots on Doane Avenue are higher than those proposed on Aspenwood Lane, and that he will be following the Engineering Departments guidelines.

Will Clark, 26 High Meadow Road said he would not want to see the same drainage issues as the newer lots on Federal Street.

Jim Consolini, 101 Doane Avenue, said he is concerned about the safety of children in the neighborhood with the expected increase of traffic and no sidewalks on Doane Avenue. Mr. MacNaughton said there will be signage to prevent traffic from entering Doane Avenue at the cul de sac. Mr. Paleologopoulos said he personally believes this is a better plan than the Preliminary Plan that was approved in 2011.

Vince Joubert, 89 Doane Avenue, said he is worried about the noise level increasing with the removal of trees and industrial property being so close.

Mr. Mader asked if there was enough room to create a 20 foot buffer between Doane Avenue and the new lots. Mr. Paleologopoulos said any buffer will have to be determined by each owner on

Doane Ave on their own property. The lots on Doane Avenue have much more depth and some have established vegetation. Ms. Baldwin advised we do not have an enforceable buffer in town.

Stuart Kibbe, 40 Doane Avenue, asked a few questions about the three industrial lots on the plan, and if the road needed to meet certain specifications to accommodate industrial traffic. Mr. MacNaughton said he hopes to get a Zone Change to change the industrial lots to residential. The road will need to meet the Engineering Departments standards. Mr. Paleologopoulos explained the Zone Change procedure to the audience.

Lisa Kibbe, 40 Doane Avenue, asked about endangered species on the property. Ms. Kerr explained that Natural Heritage heavily regulates areas with endangered species. The developer will have to follow any protocols put in place by them.

Cliff Larsen, 28 Doane Avenue, asked if there were any photos of what the homes on Aspenwood Lane would look like. Mr. MacNaughton said he is looking to build homes with a value ranging from \$450,000 - \$550,000, and model concepts can be seen on Realtor.com. Mr. Larson expressed concern about property value and asked when construction would begin if approval is given. Mr. MacNaughton said he would like to start construction in 2018/2019.

Ms. Kerr asked about a few notes that were on the conceptual plan but not the preliminary plan. Mr. MacNaughton said that it looks like a few “layers” fell off in a housekeeping error, and that would be fixed on the new plan he submits to the Board. Ms. Kerr asked if Mr. MacNaughton could resolve the turn radius with the southerly property owner prior to the next meeting.

Mr. Paleologopoulos encouraged the board members to go out and visit the site prior to the Board’s next meeting.

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to continue the Preliminary Plan for Aspenwoods Estates to the next meeting on Thursday, August 2, 2018.

VOTE 3-0-1 (Elfman abstained)

4. Release of Conditions – 267 River Road

Ms. Kerr explained when this subdivision was approved in 1968 conditions were recorded with the Registry of Deeds. The Planning Board rescinded their approval, and a new subdivision plan was approved in 1972. The only way to remove the original language is to sign a release of conditions to be recorded at the Registry. The Town Solicitor has reviewed the language on the Release and approved it.

Motion was made by Mr. Elfman and seconded by Mr. Tedeschi to execute a Release of Conditions for 267 River Road.

VOTE 4-0

5. Approval of Minutes – June 21, 2018 & July 2, 2018

Motion was made by Ms. Baldwin and seconded by Mr. Tedeschi to approve the June, 21, 2018 minutes as written.

VOTE 4-0

Motion was made by Mr. Elfman and seconded by Ms. Baldwin to approve the July 2, 2018 minutes as written.

VOTE 3-0-1 (Tedeschi abstained)

6. Correspondence- None

The meeting adjourned at 8:15 PM