

Members Present:

Doreen Prouty – Chairperson  
Richard Maggi – Vice Chair  
Gary Geiger – Clerk  
Aldo Mancini Jr. – Alternate

Members Absent:

Vincenzo Ronghi – Alternate

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Chairperson Prouty opened the meeting at 5:30 PM:

Motion made by Mr. Geiger and seconded by Mr. Maggi to take the agenda out of order.

Vote 3-0

**C. Public Hearing Cont. – Variance – 57 High St. – Calabrese – Case #1981**

Mr. Calabrese submitted a letter the Board on July 16, 2019 requesting to withdraw his petition without prejudice.

Motion made by Mr. Maggi and seconded by Mr. Geiger to accept Mr. Calabrese’s request to withdraws his variance application for 57 High Street without prejudice.

Vote 3-0

Motion made by Mr. Geiger and seconded Mr. Maggi to place the agenda back in order.

Vote 3-0

**A. Chapter 40B Continued – Wayfinders, Inc. – 586 Mill St. – Case #1978**

Chairperson Prouty would like to wait for consultant Mr. Peznola to arrive in order to review the latest draft of the comprehensive permit. The Board members were in agreement.

Motion made by Mr. Maggi and seconded by Mr. Geiger to take the agenda out of order.

Vote 3-0

**D. Approval of Minutes**

**1. June 10, 2019** – Motion made by Chairperson Prouty and seconded by Mr. Maggi to approve the June 10, 2019 minutes as written.

Vote 3-0

**2. July 8, 2019** – Motion made by Chairperson Prouty and seconded by Mr. Geiger to approve the July 8, 2019 minutes as written.

Vote 3-0

Motion made by Mr. Maggi and seconded by Mr. Geiger to place the agenda back in order.

Vote 3-0

**A. Chapter 40B Continued – Wayfinders, Inc. – 586 Mill St. – Case #1978**

Consultant Joe Peznola, Michelle McAdaragh, Senior Vice Present of Real Estate Development for Wayfinders, and Pascale Desir, Chief Legal Officer for Wayfinders were in attendance. The board members, applicants reviewed the latest draft of the proposed comprehensive permit, conditions, and porous pavement agreement. Mr. Peznola will provide the Board members with an updated draft that can be voted on at the Board’s next meeting. The Board has until August 16, 2019 to vote on the comprehensive permit and conditions.

Chairperson Prouty stated the next meeting will be Monday, August 12, 2019 at 6:30 PM.

During the August 12, 2019 meeting, the Zoning Board of Appeals voted to add the following language, written by Chairperson Prouty, to the July 22, 2019 minutes: Topics of discussion included regarding the time table for Way Finders to submit a check to ZBA prior to construction, grammatical changes to some of the wording and who is the person responsible to sign the Porous Pavement Agreement. Member Prouty states she will contact Att. Buoniconti, town counsel.

**B. Public Hearing – Special Permit – 299 Main St. – Agawam ORF 1 – Case #1985**

Sean Reardon with Tetra Tech, Darren Ross 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 possessing 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. 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. Maggi asked if there would be any overnight parking. 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. Geiger asked what the hours of operation

would be. Mr. Reardon answered 7:00am – 5:00pm Monday – Saturday. Mr. Reardon explained they received an Order of Conditions from the Conservation Commission on July 11, 2019 and will be back before the Planning Board on August 1, 2019. Chairperson Prouty read into the record a letter from Health Agent Kathleen Auer dated June 27, 2019.

Chairperson Prouty opened the hearing to the public.

Susan Grossberg, 131 Moore Street, asked questions about the process that happens offsite at the digesting facilities, and asked if the solid waste materials are recycled. Mr. Reardon said the solid waste materials are brought to a landfill and are sorted accordingly at that facility.

David Lloyd, 300 Main Street, asked if any waste is stored outdoors. Mr. Reardon explained all waste materials are stored and processed inside the facility.

Robert Hale, 233 Main Street, stated as of yet there is no agreement between H.P. Hood and the applicants. Mr. Hale asked about odor control and rodent control. Mr. Ross answered there will be carbon filters and intakes inside the facility for order control. Mr. Ross also said they will use a reputable local pest control service to create a plan for the property.

William Clark, 26 High Meadow Road, asked if chemicals are added to the organic waste. Mr. Reardon answered the organic waste is only de-packaged at this facility, and that the breakdown of the organic waste is a natural process that occurs at one of the digester facilities.

Mr. Reardon explained they would have the Engineering Departments comments answered prior to the next Planning Board meeting. Chairperson Prouty would like to wait for the Planning Board to complete their review of the site plan before moving forward; Mr. Maggi and Mr. Geiger were in agreement.

Chairperson Prouty continued the public hearing to August 12, 2019 at 7:00 PM.

**D. Discussion of any topics that the Chair did no reasonably anticipate – None**

The meeting adjourned at 7:35 PM

Submitted by Amanda Boissonneault