

AGAWAM PLANNING BOARD

August 1, 2019

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Members Present:

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

Members Absent:

Nicholas Pandolfi

Also Present:

Pam Kerr  
Amanda Boissonneault

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

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

Terry Reynolds with T. Reynolds Engineering, Attorney Daniel Garvey and applicants Victor Shibley and Kathleen Sweeney were in attendance. An Order of Conditions was issued by the Conservation Commission on July 11, 2019, and new comments from the Engineering Department were received prior to the meeting. Mr. Reynolds went over the changes that have been made since they were last before the Planning Board, including the removal of two units (now 44 units) and the removal of the infiltration basin. The rain garden has been moved out of the buffer zone, and along with a sub-surface system, will be handling all stormwater management. The passive recreation area has been redefined to the perimeter of the project area, and the size and position of a few units have been altered. Ms. Baldwin asked if there are landscaped areas in the defined passive recreation area. Mr. Reynolds answered yes, near the South Westfield Street side of the property. Mr. Reynolds explained there is at least 50% open space on the west side of the property without counting the wetland area. Ms. Kerr asked about the two shared driveways that exist on the northwest and northeast corners of the development. Mr. Reynolds said there is a full 20 feet in front of each garage door prior to the shared portion of the driveway. The Board Members and applicants discussed the comments from Engineering. Mr. Paleologopoulos asked about the potential issue with the construction entrance and site distance. Mr. Reynolds explained temporary signs can be placed prior to the entrance to warn of construction equipment entering and exiting. Mr. Reynolds said they will be working in conjunction with the Engineering Department once the MassDOT Route 187 project begins, and said the applicants are responsible for any striping and side walk ramps that will need to be installed on their property after the installation of sidewalks on South Westfield Street. Comment 10 from the Engineering Departments memo reads “typically, the Town charges for the inspection of water, sewer, drainage, and roadway in condominium projects. In lieu of charging these fees, the Engineering Division is requesting that the applicant pay an inspector to be hired by the Town. The owner shall also submit their own as-built plans reflecting any significant changes and certifying that the work was properly installed.” The applicants stated they were in agreement with the proposal to pay for an inspector for the project. The Board Members discussed being comfortable with the current Engineering Department comments being

AGAWAM PLANNING BOARD

August 1, 2019

addressed by the applicants, and discussed any major changes to the development would require the applicants to come back to the Planning Board.

Motion made by Ms. Baldwin and seconded by Mr. Elfman to approve the Site Plan for 466 South Westfield Street, conditional upon all professional staff comments are to be addressed, including the August 1, 2019 memo from the Engineering Department, in lieu of charging inspection fees for water, sewer, drainage and roadway construction, the developer shall pay for an inspector to be hired by the Town for these inspections, homeowner's association documents shall be provided to the Board for their review and approval, a final set of construction drawings to be provided to the Board, and any substantial changes require a revised plan to be submitted to the Planning Board.

VOTE 4-0

**B. Site Plan Cont. – 299 Main St. – Organics Recycling Facility**

Sean Reardon with Tetra Tech and Sol Ucciani with Vanguard Renewables were in attendance. Mr. Reardon provided a response to the Engineering Department on July 29, 2019, and new Engineering comments were received prior to the meeting. Engineering recommended that the owner of the site routinely trim the trees along Main Street to maintain adequate site distance; Mr. Reardon was in agreement. Ms. Kerr explained an access easement for the driveway would be required. Mr. Reardon said they will submitting an ANR plan to create the lot, which is a lengthier process through land court. Mr. Reardon explained and answered the other two Engineering comments, which satisfied the Board members.

Motion made by Mr. Tedeschi and seconded by Mr. Elfman to approve the Site Plan for 299 Main Street, conditional upon all professional staff comments are to be addressed, an ANR plan is to be submitted for the creation of the lot prior to the issuance of a building permit, and an access easement shall be provided to the Board to allow for the driveway to this facility to be located off the existing driveway.

VOTE 3-0-1 (Tedeschi)

**C. Site Plan – 266 Walnut St. – BBB Auto – Chuduk**

Ron Huot with Anderson Associates, James Ferrera and applicants were in attendance to present the plan for BBB Automotive. Mr. Ferrera explained the property owners intent to use the existing commercial garage for light auto repair and storage of no more than 50 cars. Comments from the Engineering Department were received prior to the meeting. Mr. Paleologopoulos questioned comment 2, and asked if the applicants knew if they were allowed to have parking in the WMECO easement. Mr. Huot said they would need to look into if the driveway easement allows for that. Ms. Baldwin asked how many employees there would be at the business. Mr. Ferrera answered that it would depend on how well the business is doing. Mr. Tedeschi asked if junk cars would be stored on the property. Mr. Ferrera answered there would be no junk cars or abandoned vehicles stored on the lot. There will be no sales, only light repairs such as oil changes, tire rotations and break replacements. Mr. Ferrera also stated they will not be storing tractor trailers on the site, and that all the trailers that were located at the rear of the property have been removed. The applicants requested to be continued to the Planning Board's first

AGAWAM PLANNING BOARD

August 1, 2019

September meeting in order to have adequate time to address all of the Engineering Departments comments.

Motion was made by Mr. Tedeschi and seconded by Mr. Elfman to continue the Site Plan Review for 266 Walnut Street until the Planning Board's September 5, 2019 meeting.

VOTE 4-0

**D. Site Plan – 835 Suffield St. – Car Wash - Cumberland Farms**

Attorney Thomas R. Reidy with Bacon Wilson, P.C., Civil Engineer Phil Henry with Civil Design Group, Dawn Johnson with Cumberland Farms, Erin Fredette with McMahon Associates Engineers and Planners, and Brian Koning, Senior Consultant with Cavanaugh Tocci were in attendance to present this site plan for a new car wash facility. A 2,695 sq. ft. automated car wash is being proposed on the northern side of the property where Parthenon Restaurant currently exists. Hours of operation are to be 7:00 AM to 11:00 PM, seven days a week, with the car wash and vacuums preprogrammed to start and shut down at those specific times. There will be no new curb cuts proposed, with traffic moving in a counter clockwise motion into the two bay car wash. In order to be sensitive to abutting properties, the restaurant is to be razed, and the proposed car wash will be built closer to Suffield Street, approximately 100 feet from the rear property line. Two vacuum islands, totaling four vacuums, will be located in between the car wash and Suffield Street. Approximately 8-9 vehicles will be able to que before encroaching on the current parking lot, and a bypass lane will be installed. Automatic doors will close once a vehicle is inside the carwash in an effort to reduce noise, and a door will be placed in between the car wash bays to also help reduce noise. Arborvitaes will be planted along the rear fence line, and a new lawn area will be installed in between the bypass lane and new parking spaces. A new sign, that will mimic the current Cumberland Farms sign, will be installed with landscaping that will not obstruct site distance. With a reduction of approximately 2,600 square feet of impervious area, the applicants will be able to utilize the existing drainage structures. Mr. Koning went over the sound study with the Board members, explaining there will be an under a ten decimal increase of sound at any given time of operation. The dryers inside the car wash will be set at 83%, which will provide the same quality of vehicle drying while reducing noise. Mr. Tedeschi asked if the board could receive certification in writing stating the dryers have been set by the manufacturer to that level. The applicants stated a sound level certification can be submitted to the Board upon completion of construction. Older light poles at the rear of the property will be eliminated except for one, with six new light poles to be installed near the car wash and vacuum stations. All lighting will be shielded and broadcast down. The closest light pole to the rear property line will be approximately 60 feet away. Ms. Fredette went over the traffic study with the Board members, which showed that with the addition of vehicle trips associated with the proposed car wash, the driveways would be expected to continue to operate acceptably during peak hours. City Councilor Cavallo and City Councilor Bitzas were in attendance, and expressed concern about excessive noise and additional traffic being added to an already busy area. Ms. Kerr asked if an ANR plan could be submitted to combine the two parcels, the applicants agreed. The Board members reviewed a memo from the Engineering Department, dated August 1, 2019, that recommended approval of the plan.

AGAWAM PLANNING BOARD

August 1, 2019

Motion made by Mr. Elfman and seconded by Mr. Tedeschi to approve the Site Plan for 835 Suffield Street, conditional upon an ANR plan being submitted to the Board combining the two parcels, a landscape maintenance note to be added to the plan that states “all plantings must be maintained and that the portion of the public way abutting the parcel, including the tree belt, shall be maintained in a safe and attractive condition by the owner of the parcel,” the submittal of a sound level certification to the Board, and the hours of operation to be 7:00 AM to 11:00 PM, seven days a week.

VOTE 4-0

**F. Approval of Minutes**

1. July 18, 2019

Motion was made by Mr. Tedeschi and seconded by Ms. Baldwin to approve the July 18, 2019 minutes as written.

VOTE 2-0-2 (Elfman and Paleologopoulos abstained)

**G. Correspondences - None**

The meeting adjourned at 8:00 PM