

AGAWAM CONSERVATION COMMISSION  
August 13, 2020

MEMBERS PRESENT:

Henry Kozloski  
Sheryl Becker  
Keven Brown  
S. Page Fallon  
Magda Galiatsos  
Frank Meagher  
Jill Messick Ward

ALSO PRESENT:

Pamela Kerr

VIA Zoom Webinar

Mr. Kozloski called the meeting to order at 5:30 PM.

1. PUBLIC HEARING CONT. – Notice of Intent – Springfield Water and Sewer – Connecticut River Crossing

Betsy Frederick of Kleinfelder requested that this public hearing be continued to the next meeting.

Motion was made by Ms. Messick Ward and seconded by Mr. Meagher to continue the Public Hearing for the Connecticut River Crossing project to the next meeting as requested by the applicant's representative.

VOTE 7 – 0

2. PUBLIC HEARING CONT. – Notice of Intent – 173 Southwick Street – Hillside Development Corp.

Robert Levesque of R. Levesque Associates gave another brief presentation of this Notice of Intent for a 14 lot subdivision at 173 Southwick Street. The proposed street will connect to Nicole Terrace. He explained that he had a Zoom call with the Town Engineer and Henry Kozloski to discuss the drainage on this project. He stated that the property currently slopes toward the back toward the detention basin. The east side lots will drain across the backs of those lots. Grading restrictions will be put in place to keep the drainage flowing as the lots are developed. The plan will be revised for the Conservation Commission's next meeting showing specifics of the drainage flow path. For the lots on the west side, dry wells will be used to handle the drainage. Some excess will go to the stream toward the wetlands. Mr. Kozloski expressed

concern regarding the drainage at the last house on Nicole Terrace. Mr. Levesque explained that the area of land directly abutting that property which is between the detention basin and the property is not being graded and will remain vegetated. Ms. Messick Ward reiterated that Lot 12 will require a separate NOI due to the riverfront area extending onto the property. Mr. Meagher asked what will happen to the drainage flow before the completion of the entire project. Mr. Levesque stated that the road will be constructed, the silt fence will be installed, the rough out and stabilization of the storm water basin will be done, the drainage systems will be tied in before the lots are sold. While the sites are being built a storm water pollution prevention plan must be filed with the EPA, which typically requires weekly inspections. Any activities on the west side lots would have to go before the Commission as there are jurisdictional areas on the properties. Mr. Levesque is proposing that the location of the silt fence is the limit of work. Robert Levesque Associates will likely be doing individual grading plans for each lot on behalf of the developer. Ms. Messick Ward suggested tall monuments be installed at the edge of the wetlands letting future owners know that they must contact the town before any activity is done on the land. There was discussion about the location of the silt fence. Mr. Levesque will speak with Mr. DePalma about relocating the silt fence line before the next meeting. Mr. Meagher suggested deed restrictions on each deed so the wetlands would not be disturbed. Mr. Kozloski wants an onsite visit to see where the silt fence will be. Mr. Levesque will have it staked out.

Mr. Kozloski then asked for any public input. There was none this evening.

Motion was made by Ms. Messick Ward and seconded by Mr. Meagher to continue the public hearing for 173 Southwick Street to August 27, 2020.

#### VOTE 7 – 0

### 3. PUBLIC HEARING CONT. – Notice of Intent – 0 Poplar Street – Lucia

Tom Lucia and Ward Smith presented a revised plan for the proposed single family home on this existing lot. A site visit was conducted this week with members of the Commission and Mr. Lucia. At the suggestion of the Commission, Mr. Lucia has modified the house plan, pulling it as close as possible to the 35' setback from the street and brought the work limits further away from the back of the property. He also changed the garage. The square footage also changed slightly but is still under the average square footage of homes in the area. He went on to show a very simplistic grading plan indicating the location of the trees. The front part of the lot is flat, dropping off in the back. Those existing grades will not be changed except for the slight grading for the drainage to go away from the house. Mr. Kozloski requested a site visit to see the repositioning of the house. Mr. Lucia said that Engineering's comment was that they wanted to insure that any water does not leave the site. Engineering will review the grading plan. Mr. Ward spoke with Mr. Stinson of the DEP about the revised plan and he feels that it meets the Riverfront Act for a pre-existing lot.

Mr. Kozloski then asked for public input.

Kevin Walters of 374 Poplar Street encouraged the Commission to re-measure the white flags put up by Mr. Lucia.

Motion was made by Ms. Messick Ward and seconded by Mr. Meagher to continue the Public Hearing for 0 Poplar Street until August 27, 2020

VOTE 7-0

4. PUBLIC HEARING – Notice of Intent – 358 Corey Street – General Construction & Env.

Rob Levesque presented this Notice of Intent

Mr. Levesque began by talking about the background of this property. The original project was designed for Tommy Russo with an apartment style development which were approved under the A3 Zoning District. Since then the property has changed hands twice and is now owned by Attorney Brunelle and Dwight Scott. They have redesigned the project to be more up-scale condominiums. There is a pond on the property. There is a history of contamination due to the gun club that was on the property. Mr. Russo had pursued and received closure on that Mr. Levesque said. There is pending audit work being done by the DEP at this time but it is Mr. Levesque's understanding that this will come to a close shortly. There is minimal demo needed on the property including some tree clearing. The site has a looped road and a meadow area with vegetation around the bordering vegetated wetlands which has been delineated twice. The pond has a bank to it and there are bordering vegetated wetlands surrounding the pond at the eastern side of the property. The western side of the property also has bordering vegetated wetlands. The proposed condo project consists of 20 condo units with garages in 5 total buildings. The curb cut locations have been adjusted. According to Mr. Levesque, this layout is still within nearly the same footprint in terms of impact. There will be a storm water basin in the cul-de-sac that will go to a sub-surface system on the next street with another storm water basin out front discharging to the east, outside of the buffer zone. There will be a retaining wall between the buildings and the pond creating an over-look area. Mr. Kozloski noted that the buildings are very close to the pond and the wetlands and commented that the DEP is concerned with the distance from the buffer zone. Mr. Levesque said he will be addressing the buffer zone impacts at the next meeting and he will provide an alternatives analysis. Mr. Kozloski requested that the location of Units 5, 6 & 7 and the area of the retaining wall be marked out for the Commission's site visit. Mr. Levesque said that he will have the backs of the buildings and the retaining wall and anything near the wetlands marked. He will also make sure the wetland flags are still in place and will mark any trees that are proposed to be removed. Ms. Messick Ward expressed concern for the lack of shading for the pond. Mr. Levesque said that the shade will be maintained to the best of their ability.

Mr. Kozloski then asked for public input.

Paul Ranenberg of 53 Janelle Drive asked what will prevent flooding. Mr. Levesque explained that they create models to generate flow rates so they can design storm water

controls to detain the water. Mr. Ranenberg also asked the distance between the buildings and his property. Mr. Levesque replied 45’.

Motion was made by Mr. Meagher and seconded by Ms. Becker to continue the public hearing for 358 Corey Street to the next meeting (August 27, 2020) as requested by the applicant’s representative.

VOTE 6-0-1 (Fallon abstained)

5. APPROVAL OF MINUTES – July 23, 2020

Motion was made by Ms. Messick Ward and seconded by Ms. Galiatsos to approve the minutes of July 23, 2020 as written.

VOTE 7-0

6. PUBLIC HEARING CONTINUED – Notice of Intent – Main Street & Reed Street – Town of Agawam (previously continued to September 11, 2020.)

7. Correspondence and Complaints - none

Motion was made by Ms. Messick Ward and seconded by Ms. Galiatsos to adjourn the meeting at 7:20 PM.

VOTE 7-0