

AGAWAM PLANNING BOARD
August 16, 2018

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Charles Elfman
Mario Tedeschi

MEMBERS ABSENT:

Violet E. Baldwin
Nicholas Pandolfi

ALSO PRESENT:

Pamela R. Kerr

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

1. PRELIMINARY PLAN – Silver Street – Aspenwoods Estates – McNaughton

Motion was made by Mr. Tedeschi and seconded by Mr. Elfman to take the agenda out of order and take up item #2 first as Mr. McNaughton was not yet present.

VOTE 3-0

2. CHAPTER 61A – James Street – Fini

The Town has been notified of their right of first refusal on property at the end of James Street owned by Fini. The property is under Chapter 61A and he has an offer to purchase one of the lots. The second lot is to be built on by a family member. Under Chapter 61A the Town has the right of first refusal when the property is being sold for another use. The Board discussed the property and its location and agreed that they do not feel the Town should purchase the land.

Motion was made by Mr. Elfman and seconded by Mr. Tedeschi to send a negative recommendation to the Mayor regarding the Town exercising its right of first refusal to purchase the Fini property on James Street.

VOTE 3-0

PRELIMINARY PLAN – Silver Street – Aspenwoods Estates

The applicant, Kirk McNaughton, was in attendance to present a revised plan. He explained that since the last meeting his plan was revised to shift the connector roadway off of the property line of 102 Doane Avenue, giving a 30' sideyard for the property as required. He explained that the original design had the roadway directly abutting the property line of 102 Doane Avenue which would make it a corner lot and it would not have a sufficient sideyard as a result. He stated that

he also shifted the roadway to the north where it comes in off of Silver Street to address one of the Engineering Department concerns that the turning radii be shown. Mr. Paleologopoulos asked if the change in road location of the connector road from Doane Avenue had any effect on the lots on east side of that street. Mr. McNaughton stated that information did not get reflected on the plan so he was not sure exactly how much those lots were affected. He explained that the Engineering Department submitted comments late this afternoon and one of them is that the bearings and distances did not get updated with the shifting of the connector road. Another comment was that the drawing is not to scale. He stated that he spoke with the Town Engineering upon receiving the comments and was told that those can be addressed with the definitive plan. He went on to say that once he gets action on this plan he intends to file for another zone change to all residential which will make some of the remaining Engineering Department Definitive Plan comments go away if it is granted. He explained that if he does not get the zone change then he will address the comments on the definitive plan. Ruth Cosimini, 102 Doane Avenue asked about her letter she submitted at the last meeting and she also submitted a new letter this evening with many questions. She was told that her original concern regarding have to maintain a sidewalk is no longer a concern for her as the plan has been revised. The maintenance of the sidewalk near her property will be the responsibility of the Lot 7 property owner. She had questions regarding health and safety of having industrial lots and residential lots on the same street. When the definitive plan is submitted a copy will go to the Board of Health for their input. She asked that the Board require a fence to be installed on her property and was told that the Board cannot require that but they can make suggestions to the developer. She asked if the entire site will be cleared all at once. Mr. McNaughton stated that he will clear the area for the roadway first and he may not clear individual lots until he has buyers. He stated that may be subject to change. Ms. Cosimini asked what the hours would be for construction to occur. Mr. McNaughton stated that he will abide by whatever the Town requires. He suggested perhaps 7:00 AM to 7:00 PM.

The Engineering Department memo to the Board stated that they do not recommend taking action on this plan until the changes are made. The members agreed to table action to the next meeting. Mr. McNaughton asked for a continuance to September 6th.

Motion was made by Mr. Elfman and seconded by Mr. Tedeschi to continue the Preliminary Plan for Aspenwoods Estates to the next Planning Board meeting which is scheduled for September 6th.

VOTE 3-0

3. APPROVAL OF MINUTES – August 2, 2018

Motion was made by Mr. Tedeschi and seconded by Mr. Elfman to approve the minutes of August 2, 2018 as written.

VOTE 2-0-1 (Paleologopoulos abstained)

The meeting adjourned at 6:30 PM.