

Agawam Planning Board – August 20, 2020

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Charles Elfman
Frank DeStefano
Violet E. Baldwin

MEMBERS ABSENT:

Nicholas Pandolfi

ALSO PRESENT:

Pamela Kerr

Via Zoom

1. 6:00 PM – PUBLIC HEARING – Definitive Plan – 173 Southwick Street – Hillside Development Corp. – Nicole Terrace

Rob Levesque of R. Levesque Associates was present to discuss the Definitive Plan for 173 Southwick Street. He said he wanted to discuss whether there is a need for traffic calming devices, a possible easement with the neighbor at the retaining wall and drainage across the back of the easterly lots (lots 1-8). Mr. Levesque will prepare an updated plan showing the easement or restricted area running across the back of the lots (1-8) to ensure that the natural flow is maintained. Ms. Baldwin asked if the Engineering Department had suggested any particular speed calming devices. Mr. Levesque said that they specifically want speed tables. He feels that speed bumps are unnecessary, difficult to maintain and a will be a snow plowing issue.

Mr. Paleologopoulos opened the hearing to the public. There were no comments.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to continue the Public Hearing for 173 Southwick Street to the next Planning Board meeting on September 3, 2020.

VOTE 4 – 0

2. SITE PLAN – 358 Corey Street – Pond View Hollow – General Construction & Env. Inc.

Rob Levesque of R. Levesque Associates shared an updated site plan. He explained that there was a previous project approved on the property for Tommy Russo, the previous developer, who had planned an apartment style project which did not come to fruition. The property has changed hands twice and is now owned by Dwight Scott and partners, who are proposing a more condo style project. The proposed project would consist of 23 units with garages in front having a total of 5 buildings with a cul-de-sac in the center area. The Agawam Fire Department has requested a sweep path analysis for the access of emergency vehicles. Mr. Levesque said that he will provide that. He went on to say that the roadway is 24' wide with 25' radii at the entry. He said he is working with the Conservation Commission on the pond and wetland resource areas on the property. The backs of the buildings will be staked out for the Conservation Commission if the Planning Board would like a site visit. He noted that there is a 5' retaining wall by the pond on

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the property and there is a surface basin in the middle of the cul-de-sac. Storm water will flow from there to a subsurface infiltration system and out to Corey Street. All units will have natural gas, and town water and sewer. Vegetation will remain around the perimeter of the project with lawn areas around the center. Ms. Baldwin asked how the trash would be handled to which Mr. Levesque replied that it would be private trash pickup with trash and recycle bins for each unit, no dumpsters. Mr. DeStefano asked what is behind units 11 – 15. Mr. Levesque said that it is the back yards of Janelle Drive. Mr. Paleologopoulos asked what is proposed for the lighting. Mr. Levesque showed the photometric plan with the proposed period style 16' light poles at 6 locations. Further details will be provided at the next meeting. Dwight Scott of 60 Juniper Ridge, property owner, added that there are architectural elevations and floor plans available. Mr. Paleologopoulos asked how the snow removal would be handled. Mr. Levesque said there is not a lot of storage so for any major snow events the snow will have to be trucked off site and will be handled by the home owner's association. The Chair also asked what the price range would be for the condos. Mr. Scott estimated \$300,000 to \$325,000. Ms. Kerr addressed the DEP audit. Mr. Levesque said if any work is required for closure of the audit, Mr. Russo would be responsible as instructed by the DEP. Any restrictions on the property will be confirmed with the licensed site professional. He also said that the plan for exiting the back of the units will be discussed at a future date.

Mr. Paleologopoulos asked for public input. There were no comments.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to table the site plan for 358 Corey Street to the September 3, 2020 Planning Board Meeting.

VOTE 4 – 0

3. APPROVAL OF MINUTES – August 6, 2020

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to approve the August 6, 2020 minutes as written with one correction – the spelling of “years” is to be corrected.

VOTE 4 – 0

4. Correspondences – none

5. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates (Previously continued to September 3, 2020)

Meeting adjourned at 6:45

