

AGAWAM PLANNING BOARD

September 6, 2018

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Nicholas Pandolfi
Mario Tedeschi

ALSO PRESENT:

Pamela Kerr
Amanda Boissonneault

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

1. Form A – Cottonwood and Adams Street - Gordon

Dan O'Brien from Smith Associate Surveyors, Inc. was in attendance to present this plan. The plan shows a portion of the rear of 101 Adams Street being conveyed to 5 Cottonwood Lane. The plan also shows the removal of a lot line on the west side of 101 Adams, turning the property into one parcel instead of two. Mr. O'Brien informed the Board that home on 111 Adams Street is considered preexisting nonconforming because it was built directly abutting the west property line, and provided a copy of a 2016 survey he had completed.

Motion made by Mr. Baldwin and seconded by Mr. Elfman to approve the plan for Thomas M. & Westley Gordon on Adams Street and Cottonwood Lane under "Subdivision Control Law Not Required."

VOTE 3-0

2. Preliminary Plan – Aspenwoods Estates – Silver Street & Doane Avenue

Mr. MacNaughton was in attendance to present the revised Preliminary Plan for Aspenwoods Estates. Mr. MacNaughton stated he has addressed the Engineering Departments comments on the Preliminary Plan from their August 30, 2018 memo, and is willing to address the comments for a Definitive Plan when that is submitted. Ms. Baldwin asked about lot #10, which is zoned both Industrial B and Residential A1. Ms. Kerr explained the home would need to be built on the residential portion of the property. Mr. MacNaughton said any potential buyer would be notified of the building envelope. Mr. MacNaughton stated the next step would be to apply for a Zone Change with the City Council to change the Industrial B zoned property to Residence A1, to create an all residential neighborhood.

Motion made by Mr. Elfman and seconded by Ms. Baldwin to approve the Preliminary Plan for Aspenwoods Estates conditional upon the Engineering Departments comments, dated August 30th, 2018, which pertain to the Definitive Plan and which the applicant agreed to address.

VOTE 3-0

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3 Approval of Minutes – August 16, 2018

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the August 16, 2018 minutes as written.

VOTE 3-0

4. Correspondence- None

The meeting adjourned at 6:35 PM