

AGAWAM PLANNING BOARD

September 20, 2018

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman

Violet E. Baldwin

Mario Tedeschi

MEMBERS ABSENT:

Charles Elfman

Nicholas Pandolfi

ALSO PRESENT:

Pamela Kerr

Amanda Boissonneault

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

1. Revised Site Plan – TJA Solar – 311 Shoemaker Lane

Rich Tabaczynski, P.E. with Atlantic Design Engineers, Inc. was in attendance to present the revised site plan. Mr. Tabaczynski explained that one of the conditions from site plan approval received on February 15, 2018 was to come back to the Planning Board with any revisions that may occur during the Notice of Intent filing with the Conservation Commission. Mr. Tabaczynski explained the changes made to the site plan are due to additional wetland areas that were located. In order to compensate for the decreased size of the two original arrays, a third array was added towards the northern portion of the property, approximately 2.5 acres in size. The access road was also shifted towards the south to accommodate the new array. Ms. Baldwin asked if the landscaping plan has changed. Mr. Tabaczynski answered the same planting schedule is in place, and that the screening has been adjusted to follow the new contour of the southern array. Mr. Paleologopoulos read the Engineering Department's comments dated September 6, 2018 and the Fire Department's comments dated September 19, 2018 into the record. Mr. Tabaczynski agreed to address those items.

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to approve the revised Site Plan for TJA Solar at 311 Shoemaker Lane with the conditions that the Engineering Departments September 6, 2018 comments and the Fire Departments September 19, 2017 comments are to be addressed.

VOTE 3-0

2. Form A – Windermere Drive – Bretta

Ms. Kerr explained the plan shows a portion of lot 7 being conveyed to lot 6.

Motion made by Mr. Tedeschi and seconded by Ms. Baldwin to approve the plan for Bretta on Windermere Drive under "Subdivision Control Law Not Required."

VOTE 3-0

3. Chapter 61A – 1246, 1266 and Lot 0 Springfield Street – Cincotta

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September 20, 2018

Ms. Kerr stated the Planning Board has an opportunity to make a recommendation on whether the Town should exercise its right of first refusal in purchasing the Cincotta property on Springfield Street. The Cincotta's have received a "bona fide offer" on their property which is currently under Chapter 16A and allows the Town to match to purchase.

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to submit a recommendation for the Town of Agawam to exercise their right of first refusal for 1246, 1266 & Lot 0 Springfield Street owned by the Cincotta family.

VOTE 3-0

4. Approval of Minutes – September 6, 2018

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to approve the September 6, 2018 minutes as written.

VOTE 3-0

5. Correspondence- None

6. Discussion – MGL Chapter 44, Section 53G

MGL Chapter 44, Section 53G allows for the Planning Board to require a third party review on certain projects. Ms. Kerr stated that this could be beneficial when reviewing complex projects. The Board would write the scope of work for the review and the proponent would cover the cost of the review. The Board members were receptive to this idea. Ms. Kerr will pursue the proper procedure to adopt this provision with the Law Department..

The meeting adjourned at 6:30 PM