

Agawam Planning Board – January 19, 2023

MEMBERS PRESENT:

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

ALSO PRESENT:

Taryn Egerton
Pam Kerr
Stefanie Kesecker

Chairperson Paleologopoulos called the meeting to order at 6:00 pm.

1. PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC.

The Planning Board received a request to continue this agenda item until the February 2, 2023 meeting and extend the application for 45 days.

Motion was made by Mr. Elfman and seconded by Ms. Baldwin to continue the PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC until the February 2, 2023 meeting as requested.

VOTE 5-0-0

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to extend the Definitive Plan for an additional 45 days until March 14, 2023.

VOTE 5-0-0

2. SITE PLAN-57 Almgren Drive-OMG, Inc

Todd Kovalski with OMG, Inc, Ben Hildebrand, and Bryan Balicki from Sage Engineering were present for this agenda item. Mr. Kovalski stated they are a major manufacturer and distributor of fasteners and accessories into the commercial roofing and residential construction industry. He said they have been headquartered in Agawam for almost 40 years with sister locations across the country and distribution into Europe and Asia. He said they currently have over 650 employees and 476 of those employees are based here in Agawam. They occupy 850,000 sq. ft. spread across 6 locations in the Industrial Park. Mr. Kovalski said they are looking to expand this location to help to continue to grow the business.

Mr. Hildebrand explained they are proposing a 78,000 sq. ft. addition onto the existing 94,000 sq. ft. facility. He said the subject parcel is currently 13-1/2 acres and zoned Industrial-A. It will be constructed slab on grade and architecturally it will match the existing building. He said site

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improvements include a paved area with 40 additional parking spaces on the west side of the building, a paved area for loading and unloading on the east side of the building, and expansion of the detention basin and stormwater management system. He said there is a 25 ft. band of natural vegetation that will remain along Shoemaker Lane as a natural landscaped buffer. Mr. Hildebrand stated the stormwater management system meets all the criteria for Mass DEP, and all water and snow melt will be managed onsite with catch basins and a detention basin at the south end of the property. He informed the Board that the Conservation Commission had performed an onsite on November 2, 2022. He said they have received comments from the Engineering Department and have submitted a response letter that addresses each comment. He said they also received comments from Engineering today and that they can be addressed and included on a new plan or as a condition of approval. He went on to say they have received positive comments from both the Police and Fire Departments. Ms. Baldwin stated she was glad to hear about the buffer along Shoemaker Lane. Mr. Paleologopoulos asked if this plan had been proposed before. Mr. Kovalski stated no. Mr. Paleologopoulos asked about the original detention basin and its' size. Mr. Kovalski said it was created to handle the water from the entire area. Mr. Paleologopoulos asked if additional parking area would be filled with vehicles. Mr. Kovalski said the lot is mostly full at shift change. Mr. Paleologopoulos asked about site lighting and if anything would reflect on Shoemaker Lane. Mr. Kovalski said there would be wall packs and light poles. Mr. Hildebrand said there would also be a required light at the exit, but no intentional flood lights. Ms. Baldwin asked if anything would be broadcasting the lighting. Mr. Hildebrand said no. Mr. Paleologopoulos asked if there was a way to drive around the buildings. Mr. Hildebrand said no. Mr. Paleologopoulos asked if the fire trucks would be able to drive back and turn around to which Mr. Hildebrand stated yes. Ms. Kerr informed the Board that a small portion of the additional parking area will encroach on the existing drainage easement for the subdivision that the Town holds. Mr. Balicki said they had been working with Town Solicitor, Engineering Department, and Pam Kerr and they were able to give back some of their land to the easement. He said they would maintain the easement.

Motion was made by Ms. Baldwin and seconded by Mr. DiLullo to approve the SITE PLAN-57 Almgren Drive-OMG, Inc, conditional upon a revised easement document and plan being provided to the Town for its' approval; and satisfying the Engineering comments dated January 19, 2023.

VOTE 5-0-0

3. APPROVAL OF MINUTES-January 5, 2023

Motion was made by Mr. DiLullo and seconded by Mr. DeStefano to approve the January 5, 2023 minutes.

VOTE 3-0-2 (Elfman,Baldwin)

4. Correspondences

No correspondence received

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Motion was made by Mr. Elfman and seconded by Mr. DiLullo to adjourn the meeting.

VOTE 5-0-0

Meeting adjourned at 6:25pm.