

Agawam Planning Board – February 2, 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 16, 2023 meeting.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to continue the PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC until the February 16, 2023 meeting as requested.

VOTE 5-0-0

2. SITE PLAN-Suffield Street-TCR Properties, LLC

VOTE 5-0-0

Filipe Cravo with R. Levesque Associates, Inc. was present for this agenda item. He explained that the owner had purchased land to make 2 conforming lots in size and frontage which conform to zoning and that the site is zoned Industrial B. He stated the property is about 1.1 acres. He stated the topography of the site slopes downhill, with catch basins off the roadway on the property line. The property has been historically cleared of vegetation and is now a gravel staging area for the company. The business is a tree business and large logs will be stored at this site. The proposed plan is 5,250 sq. ft. commercial building and the intent is for it to be utilized as a warehouse for the tree business. He stated there will be two doors of the bay to pull trucks inside, with a front door and office at the front of the building. He stated a new curb cut will be created off Suffield Street, and the area adjacent to the building will be asphalt and the rear will be maintained as a gravel lot. Mr. Cravo stated there will be 12 parking spaces, with 4 parking spaces in the front, and one will be ADA compliant and some spaces off to the side. He stated visitors will be able to park in the front and employees and workers will park in the back. There will be a fenced in dumpster that will be used by the business. He stated there was a bio-

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retention area in the front of the location to catch run-off and is designed using sheet flow. He went on to say there will be small landscaped area in the front and islands and a row of arborvitae along the property line. He stated there is an existing stockade fence near the front of the property line, which will be extended. He stated the high side will be grated down to the gutter line. The utilities will come off Suffield Street. He went on to say the only site lighting will be parking lot lights in the yard. The building will be illuminated with wall packs and a small sign out front. Mr. Cravo said he had attended a team meeting with all departments and they have received memos from Fire, Police, and Inspection Services. He stated they have received Engineering comments and will need to formally respond to them. Ms. Baldwin asked what type of building is being proposed. Mr. Cravo said it will be a prefabricated metal one story building, to accommodate 14 ft. overhead doors in the back with 4 ft. of stone as the bottom facade. Ms. Baldwin asked that the Board be provided with the elevation. Ms. Baldwin also asked if there would be a detailed landscaping plan. Mr. Cravo stated there will be plantings along the front of the building and arborvitae along the property line. Ms. Baldwin asked about the grading in the back and asked if there was a water issue, due to trees that had been taken down previously. Mr. Cravo stated he wasn't aware of a water issue, but trees had been cleared and there is a prior Enforcement Order with Conservation Commission. Ms. Baldwin asked about the pitch in grading. Mr. Cravo stated there was about a 4% pitch. Ms. Baldwin asked if there was more information on the proposed sign. Mr. Cravo stated he would get that information for the next meeting. Mr. Elfman asked about the type of business and the noise it would generate. Mr. Cravo stated it was a tree company. Mr. Paleologopoulos asked if the lumber would be processed onsite. Mr. Cravo stated no. Mr. Elfman asked how many trucks. Mr. Cravo stated two or three. Mr. DeStefano asked if other businesses would be dropping off logs or if it was just the applicant, and if this would generate a lot of noise. Mr. Cravo stated just the applicant, and no trees are processed on site. Mr. Paleologopoulos asked about the height of the trucks and if a left turn could be taken onto Suffield Street. Mr. Cravo stated a left turn could be made and he will find the information on the truck size. Mr. Elfman asked about the location of the water basin. Mr. Cravo said they cannot be within 10 ft. of the building. Mr. Elfman asked if the water basin needed to be protected being so close to the road. Mr. Cravo stated no not typically and it is only 2 ft. deep. Mr. DiLullo asked about the usage of the gravel lot. Mr. Cravo stated temporary storage of logs, stumps, and other material. Ms. Kerr asked about the height of the building. Mr. Cravo stated the bay doors will be 14 ft. and he is not sure what height the gable will be. Ms. Kerr then asked for a formal elevation plan. She also asked about the landscaping plan and asked about adding something in front of the bio-retention basin for aesthetics. Mr. Paleologopoulos asked about sidewalks. Mr. Cravo said there was sidewalks on the other side of the street. Mr. Paleologopoulos asked how the water coming down the hill was prevented from coming into the building. Mr. Cravo stated a gutter and grading will be created in the drive isle and will catch the water and then exit to the catch basin. Ms. Baldwin asked how snow removal would be handled. Mr. Cravo stated it would be stored onsite in the back of the property. Ms. Baldwin asked if the logs are stored onsite during the winter. Mr. Cravo stated yes if they had not been sold.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table the SITE PLAN-Suffield Street-TCR Properties, LLC until the February 16, 2023 meeting.

VOTE 5-0-0

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3. APPROVAL OF MINUTES-January 19, 2023

Motion was made by Mr. DiLullo and seconded by Mr. DeStefano to approve the January 19, 2023 minutes.

VOTE 5-0-0

4. Correspondence

Ms. Kerr informed the Board there will be a public hearing for the Towns' Community Development Block Grant (CDBG) application at the next Planning Board meeting, February 16, 2023. She stated the Town is applying for CDBG funds for housing rehabilitation, aging in place, and some infrastructure work in North Agawam. She stated former funds were used for an infrastructure study in North Agawam and Engineering and DPW have chosen some streets they would like to complete work on as a result of this study. They will take input from the public during the public hearing and take ideas from people as well as explain the proposed projects. Applications are due on March 3, 2023. Ms. Kerr stated the Pioneer Valley Planning Commission will be preparing the application and there will be at public hearing to answer any questions.

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

VOTE 5-0-0

Meeting adjourned at 6:40pm.