

Agawam Planning Board – February 18, 2021

MEMBERS PRESENT:

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

ALSO PRESENT:

Pamela Kerr

Via Zoom

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

1. SITE PLAN – 985 Main Street – Colonial Forastiere – detached garage

Lauren Forastiere spoke on behalf of her father Frank Forastiere. She said they are working in tandem on this project. At this time the Chair displayed the plan on the screen. Ms. Forastiere explained that they are proposing to add a 4 door garage. It will be 48' x 48' and is one story with a pitched roof and vinyl siding. The garage is to be used for professional vehicles. They are also proposing to add a 50' x 100' paved area with 11 or 12 parking spaces. Mike Mocko, environmental specialist, said there are no wetlands within 200' to 300' of the property line. He said the soils are sandy therefore drain well. The existing parking lot drains into the woodland. Currently there are 1.3 paved acres. The combination of the new pavement and the roof of the garage account for 0.14 acres which makes a 10% increase in paved area. He went on to say that this small amount of added pavement will not change the drainage pattern which is sheet flow nor will it cause run-off to abutting properties. He said the new garage will have a bathroom and will connect to the existing sewer at the street. The Building Inspector requires a floor drain with a water and oil separator. Thomas Wilson, contractor for the project, explained that the roofline pitches north and south into trenches designed to catch the run-off from the roof. Ms. Baldwin asked if there would be new lights and if there would be a dumpster. Mr. Wilson said there would be no new lights as the current lights are sufficient and they do not use a dumpster as their trash is removed daily. Mr. Paleologopoulos asked how snow removal would be handled. Mr. Wilson said they will continue pushing the snow toward the east side. The Chair then asked about plantings. Mr. Wilson said no plantings will be added. Ms. Kerr said that Engineering's comments of February 18, 2021 had concerns with drainage issues. Mr. Mocko said that all of Engineering's comments can be addressed with drainage and hydro cad reports. He will need a day or 2 to address those comments but he is not anticipating a problem. Ms. Baldwin suggested tabling the site plan until Engineering's comments are satisfied. Mr. Paleologopoulos requested a rendering of the garage and a letter from Engineering when they are satisfied. Mr. Wilson said he will submit them.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table the Site Plan – 985 Main Street – Colonial Forastiere – detached garage to the March 4, 2021 meeting of the Planning Board.

ROLL CALL VOTE 4 - 0

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2. SITE PLAN – 50 Almgren Drive – Sound Seal – building addition

Bryan Balicki with Furrow Engineering presented the site plan on behalf of Sound Seal. He explained that currently Sound Seal occupies a 48,000sf facility containing the office, manufacturing, shipping and receiving. The building was built in 1999. The original site plan showed this proposed addition as a future addition. Sound Seal is proposing to construct a 30,000sf addition to the rear of the building to expand the manufacturing and warehousing capabilities. They are also proposing to add employee parking spaces from 70 spaces to 117 spaces. Mr. Balicki said they are also proposing modifications to the loading dock area to allow for 2 new shipping and receiving docks as well as to facilitate proper truck turning movement. He said that all utilities on site are adequate including water and sewer. He added that Engineering's comments are all easily addressable drainage questions. Ms. Baldwin asked to see a rendering or elevation of the addition and Mr. Balicki then shared the elevation on the screen. Ms. Baldwin asked if there would be new lighting or a new dumpster. Mr. Balicki said they currently have a trash compactor in the loading area accessible from inside. He said they will be shifting it to the north and it will continue to be used. As for lighting, he said they will be adding exterior wall packs on the side of the building to light the parking lot and the egress doors. Mr. Paleologopoulos asked if they would be removing any trees. Mr. Balicki said they will only be removing scrub brush. He also said that the addition will be 24' high and the existing building is 18' tall. He added that all unusable soil will be shipped off-site. The Chair asked about Engineering's comments to which Mr. Balicki said that he called Engineering to clarify comment# 1 and is waiting for feedback. He discussed the remaining comments and said he will address them with Engineering. Mr. Paleologopoulos noted that the Conservation Commission will be reviewing the NOI for Sound Seal at their February 25, 2021 meeting. He also said that Engineering's comments need to be addressed.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to table the Site Plan for 50 H.P. Almgren Drive – Sound Seal – to the Board's March 4, 2021 meeting.

ROLL CALL VOTE 4 – 0

3. SITE PLAN – 128 Southwick Street – Verizon Wireless

Attorney Michael Fenton presented the Site Plan on behalf of Verizon Wireless. He began by saying he is before the Board to present a site plan review for a cell tower at the Agawam Municipal Golf Course. A Site Plan was previously submitted to the Board for a different site on the golf course and received unanimous approval. At the request of the Zoning board of Appeals Verizon Wireless has investigated alternate sites. He said that additional balloon floats were conducted to evaluate the visual impact of those sites. Through feedback from those hearings the ZBA chose this new location that is before the Board today above others presented. The new location is now west of the parking lot and deeper into the tree line insulating it from view for some neighborhoods in the eastern portion of the course. This location complies with all setbacks therefore a Variance is no longer needed. Attorney Fenton went on to say that this location is tucked into the trees. He said the existing cart path will be used and will go 60' into the tree line.

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There will be a 48.5' x 48.5' compound that houses the tower. Engineering's comments asked that erosion control measures be installed and Attorney Fenton said that will be done. He said there will be an 8' tall fence with privacy slats that will go around the compound for security and to screen Verizon's support equipment. Ms. Baldwin inquired as to the extent of the tree clearing on site. Greg Sykier, engineer with Chapel Engineering Associates and representing Verizon Wireless, said that the trees to be removed are marked on the A01 plan which was shown on the screen. He said some of the trees are mature and others are small in nature. Ms. Baldwin asked the height of the trees. Mr. Sykier said they range from 25' to 60' tall. He added that the area surrounding will remain wooded. The Chair asked the height of the monopole. Attorney Fenton said that the height of the monopole has changed due to a drop in the topography from the previous sight to the current proposed site. It was 124' and is now 155'. He added that the monopole will be built to accommodate future co-locators which would be a revenue share with the Town.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to approve the Site Plan – 128 Southwick Street – Verizon Wireless with the condition that the Board looks at the Conservation Commission's review.

Attorney Fenton added that balloon floats were done at this site as indicated by the ZBA. More floats are scheduled for March 16, 2021 and March 23, 2021 which are before and after the ZBA hearing on March 22, 2021.

ROLL CALL VOTE 4 – 0

4. PRELIMINARY PLAN – Draghetti Estates – New York Avenue was previously tabled to March 4, 2021.
5. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates was previously tabled to March 4, 2021.
6. Correspondences - none
7. APPROVAL OF MINUTES – February 4, 2021

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to approve the minutes of February 4, 2021 as written.

ROLL CALL VOTE 4 – 0

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to adjourn the meeting.

ROLL CALL VOTE 4 – 0

Meeting adjourned at 7:20 PM.

