

LEGISLATIVE SUB-COMMITTEE MINUTES

March 6, 2023

Present: Anthony Suffriti - Chair
Rosemary Sandlin – Vice Chair
George Bitzas
Anthony Russo
Thomas Hendrickson

Also Present: Councilors Calabrese, Cavallo, Rossi, and Smith, Mayor Sapelli, Solicitor Buoniconti

Called to Order: Meeting was called to order by Chairman Suffriti at 6:00pm in the Agawam Senior Center

AGENDA

1. Approval of Minutes dated September 7, 2022

Motion to approve the minutes was moved by Councilor Sandlin and seconded by Councilor Russo.

The vote was 4 Yes, 0 No, 1 Absent (Council Vice President Mercadante) approving the minutes.

2. TOR-2023-3 - An Ordinance to amend Chapter 180 of the Code of the Town of Agawam regarding permitted uses in Business A Districts (Sponsored by Mayor Sapelli) – Public Hearing set for March 20, 2023

The Solicitor explained Business A districts on our zoning map which is more for shops, offices and anything under permitted uses however we have a pyramid zoning structure. We have a lot of Business A zoned parcels that are now being used for residential and duplexes which are not necessarily owner occupied. Look at Springfield Street for instance which is zoned Business A however we will see anything and everything used there. The intended use was that the main streets be used as a commercial use and the side streets as residential – however it is now become a hodgepodge of uses which has an impact on our tax base. This proposal would take the language from Business B and mirror to Business A. There cannot be any new residential development in that zone. We are asking to take Business B language and restrict new residential development on Business A zones with what would still be permitted are single family dwellings. This language would discourage our Business A parcels from being used in a residential way. There are many oddities in our town. This is trying to catch us up to the times. There are a significant number of buildings coming up notably in Feeding Hills and we want to try to encourage that to be business. Mayor Sapelli provided additional information and expressed concerns about the character of our town. We have a lot to do with zoning but this would be a good start for the character of Agawam. Councilor Sandlin asked about the 81 rental duplexes on DePalma property right across the street from \$400,000 over 55 development and across the street from the Czerpak land. They are selling it to another developer. Would it affect projects down the road like Czerpak land to which Solicitor said that is zoned Agricultural? Do you feel this makes sense of the taxbase? They said yes. Councilor Hendrickson understands the desire to have more commercial businesses but asked if there was a specific reason this is happening now. Solicitor said no and that this had been discussed in the Zoning Advisory Committee for nearly three years. Springfield Street is a prime example. We are trying to encourage developers for commercial opportunities. The current properties that are residential on Residential A are essentially grandfathered in. Solicitor said we were talking about new construction. Councilor Smith asked about Cincotta property next to Stop & Shop and if it were up for sale again? Solicitor said our latest understanding is that commercial construction is still intended there. We are trying to get best use as possible and that main street should be commercial. Residential should be off street a bit. Councilor Cavallo made a comment about negative aspects of building residential there.

Motion to send a positive recommendation to the Full Council made by Councilor Russo and seconded by Councilor Sandlin. The vote was 4 Yes, 0 No, 1 Absent (Council Vice President Mercadante)

3. Any other business that may legally come before the Committee.

None.

4. Adjournment.

Motion to adjourn was moved by Councilor Russo and seconded by Councilor Hendrickson. The meeting was adjourned at 6:27pm.

Respectfully submitted,

Councilor Anthony Suffriti, Chair
Legislative Committee