

AGAWAM CONSERVATION COMMISSION  
March 24, 2022

MEMBERS PRESENT:

Henry Kozloski  
S. Page Fallon  
Sheryl Becker  
Jill Ward  
Frank Meagher  
Keven Brown  
Magda Galiatsos

MEMBERS ABSENT:

ALSO PRESENT:

Taryn Egerton

VIA Zoom Webinar

Mr. Kozloski called the meeting to order at 6:00 PM. Mr. Brown and Mr. Fallon entered the meeting at 6:01 PM.

1. 6:00pm PUBLIC HEARING – NOTICE OF INTENT – 32 Shoemaker Ln – Beach Mountain, LLC

Rob Levesque of R. Levesque Associates was present to discuss the project. He explained this project is a proposed self-storage facility, and the property has been before the Commission in the past including most recently to redetermine the wetland lines. Mr. Levesque showed the highest elevation in the middle of the property and how the elevation lowers toward the edge of the property, and showed the commission the wetland boundaries and stream. He stated this property was formerly Crowley Farm and that the existing structures on the property are to be demolished. Mr. Levesque explained that the project includes removing topsoil and regrading the property. He explained the curbcut will be off Shoemaker Ln with 30' wide drives for buildings 1-4, with building 1 being climate controlled. There are a total of 12 buildings. Mr. Levesque stated there is a 1% grade towards the front of the project and towards the back on the drive there is a significant grade change but the area where the buildings are located will be flat, with only minor grading in that area. He stated they would be working primarily in the previously disturbed areas of the site and that there are two stormwater basins with sediment forebays on the western side of the property. Mr. Levesque say they are meeting the current standard and the stormwater management system is designed to handle 100 year storms. Mr. Kozloski asked if Mr. Levesque had received the comments from Agawam Engineering and Mr. Levesque stated he received the comments this afternoon and hasn't read over them yet, but plans to meet with

the Engineering Department to go over the comments. Mr. Levesque then read the engineering departments comments, which are available in the Planning Department for those wishing to review the document. Mr. Levesque said the comments will not be a problem and will meet with Agawam Engineering to review. Mr. Levesque read one comment regarding the soils types of the site and responded that the soil mapping is not always accurate and the soils were determined by test pits. He read another comment regarding the concerns of increased stormwater runoff to the culvert crossing Shoemaker Ln and responded that they are required to match pre development runoff flows. Mr. Levesque noted in response to another comment that a fire suppression system is not required for buildings over 7500 square feet. He also stated that there are deep sunken catch basins and proprietary water quality units on the property. Ms. Egerton confirmed there is no DEP number yet. Mr. Fallon asked if Mr. Levesque could point out the culvert on the southwest side of the property but it was located just off the existing conditions map and not shown. Mr. Kozloski asked if the culvert crossed Shoemaker Ln and Mr. Levesque responded yes. Mr. Kozloski then opened the meeting up to the public.

Edward Cecchi, 1342 Suffield St, owns the property to the east and stated there is currently a runoff problem and was wondering if it would be fixed. Mr. Levesque stated that the high point is near where the barn is currently and there is runoff on all sides. He states the project proposes that the edge of pavement will be curved so that all the water will be collected and redirected to the basins to the west, and sheet flow into the wetland. Mr. Cecchi asked if the project is pitched to the west. Mr. Levesque stated that no, but subcatchments within the proposed facility collect the water and are brought through pipes to the west side. Mr. Cecchi asked if there is a fence for the facility and Mr. Levesque said yes, there is a fence for security purposes just outside the edge of pavement and limit of work. Mr. Cecchi asked which direction the lights will be facing and Mr. Levesque stated there is a photometric plan included, and that the lights are shielded, dark sky compliant, and directional LED lights.

Mr. Kozloski stated that the stream to the North has been drying out and wondered if this project would affect that. Mr. Levesque stated that the grade breaks currently do not direct a lot of water to the stream, but that he will have his engineers look it over. Mr. Kozloski stated that an onsite would be helpful for the commission.

Mr. Levesque requested a continuance to the next Conservation Commission meeting.

Motion was made by Ms. Ward and seconded by Ms. Becker to continue the public hearing for NOTICE OF INTENT – 32 Shoemaker Ln – Beach Mountain, LLC to April 14<sup>th</sup>, 2022.

#### ROLL CALL VOTE 7 – 0

2. 6:15pm PUBLIC HEARING – NOTICE OF INTENT – 497 South Westfield St – Depalma & Tirone

Rob Levesque of R. Levesque Associates was present to discuss this project with the Commission. He stated this project has been before the Commission in the past, and it started as

a 131 condo unit project with a peer review, and though approved it was extended but never built at the time. He stated that they had then amended the project to be 80 units as duplexes, but was not built and subsequently expired. Mr. Levesque stated Ryan Nelson of his office redelineated the wetlands on site. He stated that the roadways have not changed drastically from the previously permitted plan, but sizes of the units have changed to keep them out of the wetlands. He stated that the stormwater management report has been updated and argues there is less impact to the wetlands than in the previously permitted plan. Ms. Egerton stated that there is not a DEP filing number yet. Mr. Levesque requested the Commission lower the fee of the Notice of Intent due to the previous review and large amount of the fee. He stated that the State did receive their full fee. Ms. Egerton stated she spoke with DEP and that he could not find anything in the regulations that give the commission the authority to lower the fee. Town Attorney Stephen Buoniconti spoke with Rob Levesque as well to reiterate that statement. It was noted that \$2500 was paid as the fee. The commission agreed to not vote on whether to lower the fee, since they do not have the authority to do so, therefore requiring the full fee from the applicant.

Mr. Kozloski opened the meeting up to the public. There were no comments. Mr. Kozloski asked if the wetland boundaries needed to be reaffirmed since they have changed since the last time the project was permitted. Mr. Fallon asked to see where the wetland boundaries have changed. Ms. Ward asked if the wetland area increased in those areas and Mr. Levesque said yes. Mr. Kozloski asked if the property is in 61A since that takes 90 days. Mr. Levesque called Mr. Depalma who confirmed the property is in 61A. Mr. Kozloski stated that the project needs a DEP number, the commission needs to schedule an onsite to determine wetland boundaries, and the full fee needs to be received by the Commission.

Mr. Levesque requested a continuance to the next Conservation Commission meeting.

Motion was made by Ms. Ward and seconded by Mr. Meagher to continue the public hearing for NOTICE OF INTENT – 497 South Westfield St – Depalma & Tirone

ROLL CALL VOTE 7 – 0

3. PUBLIC HEARING CONT. – Notice of Intent – 0 South West Street & 0 Pine Street – Town of Agawam

The commission received a request to continue the public hearing until April 14<sup>th</sup>, 2022.

Motion was made by Ms. Ward and seconded by Mr. Brown to continue the public hearing for Notice of Intent – 0 South West Street & 0 Pine Street – Town of Agawam until April 14<sup>th</sup>, 2022.

ROLL CALL VOTE 7 – 0

4. PUBLIC HEARING CONT. – Notice of Intent – Aspenwood Associates LLC – 0 Silver Street & 0 Doane Avenue

Mr. Kozloski stated the Commission went onsite last week to view the area and opened the meeting up to the public. Lisa Patnode, 40 Doane Ave, asked for the commission to review before giving input. Mr. Kozloski stated there is a draft Order of Conditions and read off the conditions that were drafted for the project, which is located in the Planning Department for those wishing to review it. Ms. Ward made one comment regarding the language of one special condition, that the condition should read “limit of work line” vs “limit of line work.” Mr. Kozloski asked if there was any other input from the public. Ms. Patnode asked if the Conservation Restriction would be voted on and Ms. Ward stated that the Order of Conditions is different from the conservation restriction. Mr. Kozloski reiterated that this is separate. Ms. Egerton noted that the conservation restriction is something that the Commission will need to vote on. Mr. Kozloski stated this is a requirement of the state.

Motion was made by Ms. Ward and seconded by Mr. Brown to close the public hearing and issue the Order of Conditions as drafted with the one correction for Notice of Intent – Aspenwood Associates LLC – 0 Silver Street & 0 Doane Avenue

ROLL CALL VOTE 7 – 0

5. PUBLIC HEARING CONT. – Notice of Intent – Main Street – Westfield River Interceptor Sewer Relocation Project – Agawam DPW (Continued to May 26, 2022)

This agenda item was previously continued to the May 26, 2022 meeting.

6. ENFORCEMENT ORDER UPDATE – 618 Barry Street

Ms. Egerton stated she was hoping to receive the construction schedule by today so the Commission could vote on it, but it hasn't been received yet. She has been in contact with the builder who has stated he will get it to the commission as soon as possible, and that no work has been done since receiving the Enforcement Order.

7. EMERGENCY ORDER – 1291 Suffield St

Mr. Kozloski went on site to look at some trees from a homeowner who states they are diseased and needs to come down. There was a correspondence from the tree warden and the homeowner will leave the stumps. He wanted the commission to be aware of this so that an emergency order can be issued when the homeowner secures a tree company.

8. Correspondence and Complaints

Ms. Egerton stated that she talked with Mike Theroux of the Health Department who stated there are beavers at Six Flags who are damming up the stream which may flood the culvert and that there are trees they are eating that may fall on the park's midway. The Commission will set up an onsite. Ms. Becker asked if they would be trapping the beavers to relocate them and Ms. Egerton stated she wasn't sure.

The commission received a complaint for an eroded pipe from 148-158 Edgewater that drains into Silver Lake. Engineering was notified and has a drainage easement, but there is not much the commission can do at this point.

The commission received a correspondence from SWCA regarding work Eversource will be performing from 1282 to 342 Springfield St to replace 2.6 miles of 8in natural gas distribution. This is an exempt activity.

Natural Heritage sent a correspondence stating there is a new vernal pool at 1000 Suffield St and is on town property.

The Agawam Engineering Department sent a pavement management schedule to notify the commission of their work.

#### 9. APPROVAL OF MINUTES – March 10, 2022

Motion was made by Ms. Ward and seconded by Mr. Meagher to approve the minutes of March 10, 2022 as written.

ROLL CALL VOTE 6 – 0 – 1 (Galiatsos)

Mr. Kozloski stated the next meeting will be in person.

Motion was made by Ms. Ward and seconded by Ms. Galiatsos to adjourn the meeting.

ROLL CALL VOTE 7 – 0

Meeting was adjourned at 7:20 pm.