

Agawam Planning Board April 3, 2025

MEMBERS PRESENT:

Violet Baldwin, Chair
Frank DeStefano, Vice Chair
Charles Elfman
Michael DiLullo
Michael Cleavall

MEMBERS ABSENT:

ALSO PRESENT:

Taryn Egerton

Ms. Baldwin called the meeting to order at 6:00pm.

1. FORM A-485 Silver Street-C & J Damon, LLC

Craig Damon, 8 Sterrett Drive, Southwick, was present for this agenda item. He stated he wants to put an addition on the house at 485 Silver Street, but there is not enough side setback. The petitioner is proposing to revise the lot lines, to give him the needed side yard. The parcel that will be created in the back is not a building lot and is noted on the plan.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the ANR-485 Silver Street-C & J Damon, LLC under “Subdivision Control Law Not Required”.

VOTE 5-0-0

2. SITE PLAN-158 Silver Street-J & N Salema Family Limited Partnership

Rob Levesque with R. Levesque Associates Inc was present for this agenda item. He stated the proposal is for a revision for exterior and interior upgrades. He went on to say the plan proposes reconfiguration of the parking lot, which includes all new paving, all new lights, and all new drainage, which meets storm water requirements. He stated the building will remain, the drive thru window will be moved to the side which will make it more functional, and will help with traffic flow. Mr. Levesque stated the curb cut to the north will be shifted, requiring drivers to take a right and there will be an exit with both a north and south bound lane. He stated this will allow vehicles to leave the site easier. He stated the circulation pattern of the drive thru will improve operations. The dumpster will be relocated. There will be catch basins where the snow will be stockpiled. He stated there are trees along Suffield Street and most of them will remain and one will be replaced with a native species. The proposed phasing of work includes: installation of erosion controls along the limit of work, clearing, grubbing, reconfiguration and expansion of parking area-31 parking spaces, reconfiguration of the drive-thru, site paving, installation of pedestrian sidewalk, final site grading, and removal of erosion controls. Ms. Baldwin stated coming off Silver Street and turning right there is an arrow which directs you into the parking lot. She stated it gets messy with the berm, parking lot traffic, and drive-thru traffic. Mr. Levesque stated there will be an outer lane now that drive-thru vehicles will flow to. Ms. Baldwin stated the problem isn't the people in the drive thru, but the vehicles coming in

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from Silver Street and around the berm to get into the parking lot. Mr. Levesque stated they are proposing to remove the traffic from that direction. He stated this will be an improvement in traffic flow.

Ms. Baldwin asked where the ATM would be placed. Mr. Levesque pointed out where the ATM will be located.

Mr. DiLullo asked if the ATM was a drive-thru. Mr. Levesque stated yes and drivers could get back into the drive-thru lane, after accessing the ATM.

Mr. DeStefano asked about the extra lane being proposed. Mr. Levesque stated you will be able to get into the bypass lane go into the drive-thru lane, ATM lane, or have the option of taking a left and getting into the parking lot. Mr. DeStefano stated he thinks that Suffield Street will back up. Mr. Levesque stated the new parking lot and drive-thru design will allow for increased space for queuing vehicles. He said the bypass lane that loops around the building allows for easier accessibility and maneuverability around the site.

Ms. Baldwin stated the business is already here and it appears as if the proposed project will ease the traffic, in this heavy traffic area. Mr. Levesque stated that is correct and they are attempting to improve the traffic issues.

Mr. DiLullo stated he felt the two lanes that merge are really tight, and perhaps a mirror could be installed. Mr. Levesque stated he doesn't think it will be an issue, but they can put a mirror at this location to increase visibility.

The members discussed the various traffic issues at the site with Mr. Levesque.

Ms. Baldwin stated Engineering comments have been received. Ms. Egerton spoke with Engineering and satisfying their comments will not alter the plan.

Motion was made by Mr. Elfman and seconded by Mr. Cleavall to approve the SITE PLAN-158 Silver Street-J & N Salema Family Limited Partnership, conditional upon all Engineering and other professional comments being satisfied.

VOTE 5-0-0

3. APPROVAL OF MINUTES-March 6, 2025 and March 20, 2025

Motion was made by Mr. Cleavall and Mr. DiLullo to approve the March 6, 2025 minutes as written.

VOTE 5-0-0

Motion was made by Mr. and Mr. to approve the March 20, 2025 minutes as written.

VOTE 4-0-1(Baldwin)

4. Correspondences

Nothing for this agenda item.

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

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VOTE 5-0-0

Meeting adjourned at 6:45pm.