

# Agawam Planning Board –June 1, 2023

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## MEMBERS PRESENT:

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

## MEMBERS ABSENT:

Michael DiLullo

## ALSO PRESENT:

Pamela Kerr  
Taryn Egerton

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

### 1. SITE PLAN – 685 South Westfield Street – DePalma

John Furman, Office Manager for VHB, and Tina DePalma, applicant, were present to discuss this agenda item. Mr. Furman explained this plan shows 158 units on a piece of land zoned Residence A-3. Subdivision control will not apply in this zone except as it pertains to roadway construction, drainage, and utilities. Mr. Furman stated there is a 20' road at the entrance which turns into a 24' boulevard style road near the central portion of the property. He stated that the applicant is requesting two waivers. One waiver is requested to allow for sidewalks on one side of the road rather than both sides. The second request is to waive the street lighting that is required. Mr. Paleologopoulos asked if there would be a common area. Mr. Furman stated there is not one shown on the current plan, but there is space available in the center. Mr. Furman explained that the project is presenting apartments that will be converted to condos as they become available. He stated each unit would have a garage and two parking spaces with a walkway in between units. Mr. Furman explained that for the Stormwater management system, there are multiple stormwater basins and two sewage pump stations. Mr. Furman explained the water main would be looped as requested by the Town Water & Sewer Department. Mr. Furman stated there would be both ranch and townhouse style units. He requests that the Planning Board approve the footprint so that demand can dictate how many of each style is constructed. Each building will be the same style. Ms. Baldwin asked how much the units would cost. Ms. DePalma stated that to buy these units would be approximately \$500,000 and that is why they are proposing to rent them first and then allow them to be purchased. Ms. Baldwin asked how much the rent would be and Ms. DePalma stated that similar projects in Glastonbury and the surrounding area are renting for \$1,500-\$3,000. Mr. Furman stated that because of the Agawam Engineering comments received, additional fieldwork will be necessary prior to responding. Mr. Paleologopoulos asked about the fence by the culvert in the middle of the property. Mr. Furman stated it is a chain link fence with a wooden guardrail. Mr. Paleologopoulos suggested a wooden

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fence that one could still see over to view wildlife. Mr. Furman stated he could make that change. Mr. Furman requested the Board discuss the waivers. Mr. Paleologopoulos stated he didn't see a need for sidewalks on the entirety of the project. Ms. DePalma stated having sidewalks on just one side of the road would lower the cost for the renters/owners. Mr. DeStefano felt it is a safety issue to have 48 units without access to a sidewalk on their side of the street. Mr. Paleologopoulos asked how school busses would work. Ms. DePalma stated that this issue typically gets resolved after the development is constructed. She stated she would get input from USPS regarding mail delivery. Ms. Baldwin brought up the comment requesting the Board require a peer review for the traffic study. Mr. Furman stated that the traffic study showed no impact and included the new development with 81 units that was recently approved. Mr. Elfman stated that he would be in favor of a peer review.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to require a peer review for the traffic study for 685 South Westfield Street prepared by VHB dated January 27, 2023 and revised May 2023.

VOTE 4 – 0

Mr. Furman requested the Board table to item to the July 20<sup>th</sup> meeting to allow time to revise the plan and respond to Engineering comments.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table the Site Plan for 685 South Westfield Street – DePalma to the July 20<sup>th</sup>, 2023 meeting.

VOTE 4 – 0

### 2. SITE PLAN – 1070 Suffield Street – Town of Agawam

Doug Serrill from Berkshire Design Group and Dan Pallotta with P-Three, Inc Office Project Manager were in attendance to discuss this project. Mr. Serrill stated this is a commercial building that will be converted into the Town's new police station. He stated that the existing road is narrow and are proposing to widen the northern portion for a two bay sally port. Mr. Serrill explained that the parking lot is the same footprint with the exception of a proposed impoundment area that includes 8 new spaces. They are proposing a 12ft wide drive lane so that the police have a second egress to exit the northern portion of the parking lot. Mr. Serrill stated the dumpster location is to be relocated to an area to the north and all landscaping is to remain except for within the proposed 12' drive lane. He stated that no work is to be done in the wetlands but they are in the buffer zone. Mr. Paleologopoulos asked about snow storage. Mr. Serrill said all snow would be stored on site to the south and small portions to the west. He stated that two catch basins will be converted to stormceptor units and one catch basin is to be removed and replaced with a grass swale and detention basin. Mr. Pallotta stated there is a solar carport over the parking spaces to the north that will be constructed depending on the budget. There is a Japanese Maple and 24" Willow Tree in this vicinity that is slated for removal. Ms. Baldwin mentioned the Engineering comment requesting protection of the trees during construction. Mr. Serrill stated they will try to save them but isn't sure. He stated there is one Engineering

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comment regarding a boulder on the property that was missed during the survey and the other Engineering comments are mostly clerical errors. Ms. Baldwin asked what the status of the Conservation Commission application is. Mr. Serrill stated that they still need to submit their responses to Engineering and Ms. Kerr informed the Board that the Conservation Commission would be performing a site visit next week. Mr. Paleologopoulos asked about lighting. Mr. Serrill there is no new lighting but two lights will be moved since they are widening the roadway. He stated that if the carport is constructed the lights would be cast downward. Mr. Paleologopoulos asked about the northern parking lot and Mr. Serrill stated there would be a fence around the impoundment area and a sign stating “Police Activity Only.” Mr. Paleologopoulos asked if the Gold Street exit would be one way as he is concerned about sight distance. Mr. Serrill stated that is an entrance & exit but the main egress is on Suffield Street. Mr. Paleologopoulos asked about the handicap entrance and Mr. Pallotta stated there would be one handicap accessible entrance. Mr. Serrill stated that the Fire Inspector, Safety Office, and Inspector of Buildings did not have any comments on the proposed plan.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the site plan for 1070 Suffield Street – Town of Agawam conditional upon satisfying all professional comments including the Engineering Department comments dated May 23, 2023, final approval by the Conservation Commission, and taking measures during construction to save the Japanese Maple and 24” Willow Tree, if able.

VOTE 3 – 0 – 1 (DeStefano)

### 3. Bond Reduction – D’Amato Way

The Board received an email from the Engineering Department stating the developer has work that needs to get done prior to reducing the bond and therefore would like to delay the bond reduction request to the June 15<sup>th</sup>, 2023 meeting.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to table the Bond Reduction – D’Amato Way to June 15<sup>th</sup>, 2023.

VOTE 4 – 0

### 4. APPROVAL OF MINUTES May 18, 2023

Motion was made by Mr. DeStefano and seconded by Ms. Baldwin to approve the minutes of May 18, 2023.

VOTE 4 – 0

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### 5. Correspondence

Mr. Paleologopoulos stated that he will be resigning from the Planning Board effective July 6, 2023. Because he is also a Pioneer Valley Planning Board Commissioner, the Board will need to elect a new member to replace him.

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

VOTE 4 – 0

Meeting adjourned at 7:27pm.