

Agawam Planning Board – September 2, 2021

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Charles Elfman
Anthony Russo

MEMBERS ABSENT:

Violet E. Baldwin
Frank DeStefano

ALSO PRESENT:

Taryn Egerton

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

1. PRELIMINARY PLAN – New York Avenue – Draghetti

Mr. Draghetti and Attorney Dennis Tulley were present along with Mark Reed, Heritage Land Surveying. Mr. Reed explained that the property is located on the west side of North Westfield Street, north of Richmond and south of Clover Hill. It is a long thin parcel of land and has been in the family for many years. On the original plan the road to the subdivision entered from North Westfield Street. The new plan is a 500' cul-de-sac which meets the zoning bylaws and will be entered from Alexander. He went on to say that the revised plan has 6.2 acres of open space area and will have 6 new building lots. There is a 20' wide water easement to the northwest and the water main will be looped at Lot 5. The paved road will be 26' wide with sidewalks on both sides. Stormwater will run through piping to a detention basin at the back of the property. He added that the wetland boundaries were confirmed through the Conservation Commission. Mr. Reed said that the proposed house locations and setbacks meet the town requirements. He added that Mr. Draghetti wants to submit a definitive subdivision plan and sell the project. Mr. Paleologopoulos noted that Engineering has not submitted comments, their main concern being stormwater. Mr. Reed said that their comments pertain to the definitive plan which meets the requirements for a preliminary subdivision plan. He said there are no wetlands on the building lots or roads and they have stayed outside of the 100' buffer zone. He went on to say that the water line will loop on Richmond through the cul-de-sac and back out at Alexander. Mr. Paleologopoulos asked if the street will have a new name. Mr. Reed said perhaps Alexander or a whole new name. There was discussion of a homeowner's association to handle sidewalk maintenance and catch basin maintenance. Mr. Reed said that will be determined with the definitive plan. He did add that the revised plan shows less impervious area than the original plan. Mr. Paleologopoulos asked about grading to which Mr. Reed replied that the details will be done in the definitive plan. The Chair then asked for public input on the water situation from the most recent storm. Mark Pease, 111 Clover Hill Drive, said his sump pumps are running constantly and added that the ground does not absorb water because the base is slate. Melinda Lane, 58 Roosevelt Avenue, said her basement is wet. She said that there are underground streams that run down Alexander Street (paper street). She also said that the land slopes down from the center of the proposed development. David Fletcher, 101 Clover Hill Drive, asked what recourse the abutters would have if there are water issues in the future. He said that the grade slopes down on both sides of the Draghetti property. Raymond Hoff, 138 Roosevelt, said that

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there is a stream that runs through his property. He was told that no building could be done because of the wetlands. John Hurst, 119 Clover Hill, asked what would happen if the retention basin fails. Mr. Paleologopoulos said that the basin will be built to the 100 year flood regulations. Mr. Reed explained that the storm water system will be designed to have an overflow system. David Fletcher expressed concern that the storm water overflow will run into the wetlands and contaminate or destroy them. Mr. Reed said that DEP has safeguards to contain the contamination. Attorney Tulley and the abutters discussed an easement by implication that exists as part of a 1920 subdivision plan. Mr. Reed said that an ANRAD has been filed with Con Comm. He said that a public hearing was held and that a peer reviewer has been hired to confirm the wetlands. Francis Arenstam, 137 Clover Hill Drive, said that a stream goes through his property and he is concerned with the water flow. The Chair noted that just because land is wet does not mean that it is a designated wetland. He went on to say that Engineering's comments have not been received and the Board cannot act until they receive them.

Motion was made by Mr. Russo and seconded by Mr. Elfman to continue the Preliminary Plan – New York Avenue – Draghetti to the September 16, 2021 Planning Board meeting.

VOTE 3 – 0

2. BOND SETTING – D'Amato Way – Bretta

The Board received an email from the Town Engineer, Michelle Chase, saying that they still need more testing done and she feels that they will be ready in a couple of weeks.

Motion was made by Mr. Elfman and seconded by Mr. Russo to continue the Bond Setting – D'Amato Way – Bretta to the September 16, 2021 Planning Board meeting.

VOTE 3 - 0

3. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC

The Public Hearing – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC was previously continued to September 16, 2021. The Preliminary Plan Application was extended to September 16, 2021.

4. APPROVAL OF MINUTES – August 19, 2021

Motion was made by Mr. Russo and seconded by Mr. Elfman to approve the minutes of August 19, 2021 as written.

VOTE 3 – 0

5. Correspondences - none

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Motion was made by Mr. Russo and seconded by Mr. Elfman to adjourn.

VOTE 3 – 0

Meeting was adjourned at 7:10.

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