
Members Present:

Doreen Prouty – Chair

Gary Geiger – Clerk

Richard Maggi – Vice Chair

Members Absent:

Aldo Mancini - Alternate

Vincenzo Ronghi - Alternate

Also Present:

Stefanie Kesecker

Chairperson Prouty opened the meeting at 6:31 PM.

A. Case# 2006 – – 10 Main Street-Route75/Main Street AGA, LLC-Special Permit

Members sitting – Doreen Prouty, Richard Maggi and Gary Geiger

Chairperson Prouty opened the public hearing by introducing the members of the Board.

Peter LaPointe from the Colvest Group was present to discuss this agenda item. The Colvest Group is seeking a special permit for the drive-thru at this proposed Starbucks. The Colvest Group has signed an agreement with the Town to transfer approximately 65,000 sq.ft. of land owned by the Colvest Group in exchange for 20,000 sq. ft. located at 36 Main Street (Town Property) to be given to the Colvest Group. The Colvest Group is proposing to redevelop the location. 10 Main Street will be the 2400 Starbucks location. The building in the middle will be a 5200 sq. ft. walk-in medical facility. The third building will be a 3,000 sq. ft. fast food restaurant, but no definite tenant at this time. Parking area is served by 2 curb cuts on each street. These curb cuts already exist and were put in by the Mass DOT. The drive-thrus are for the Starbucks and the fast food restaurant. Mr. LaPointe stated that the stacking queues are made so that traffic does not back up into the street.

Member Maggi asked about the additional 20,000 sq ft. of space, if it was for the depth control. Mr. LaPointe stated the 20,000 sq. ft. was needed to square the site off and to make the site deep enough to have a building with adequate parking and decent flow on-site. Member Maggi then asked how many parking spaces there would be. Bill Maxwell, with the Colvest Group stated the Starbucks with the drive-thru use would require 25 spaces. The medical facility would have 31 spaces and the future fast food restaurant would have 25 spaces, for a total of 81 spaces.

Mr. Scott Hesketh, with F. A. Hesketh & Associates was present to discuss the traffic implications for this project. Two access points to Main Street and two access points to Suffield Street. One exit onto Main Street will be right turn only. Mr Hesketh stated about 206 vehicle trips during peak morning hours, 94 during afternoon peak hours, and 211 total trips. Mr. Hesketh stated that his research estimates that the probability that the queue would exceed 15 vehicles is 2%. Traffic volume counts were taken from the Massachusetts Department of Transportation that were

conducted in 2012. Mr. Hesketh stated that he recently did a count in August and they were 50% lower than the 2012 traffic counts.

Mr. LaPointe stated he felt this was an appropriate use for this commercial site. Member Maggi asked about the access on Main Street. Mr. Frank Colaccino, with the Colvest Group stated that the Main street side had 1 full access, and 1 that was exit only right turn onto Main Street. Member Maggi stated he noticed on the Suffield Street side where there is full access (enter/exit) that it is in the most congested spot with Rocky's traffic exiting their parking lot. Mr. Colaccino stated they modeled the business layout upon the curb cuts that Mass DOT put in.

Chairperson Prouty asked if the Colvest Group had a written agreement with the tenants. Mr. Colaccino stated they do have an agreement with Starbucks and the Convenient MD.

Member Maggi asked if the strip of land had already been purchased from the Town. Mr. Colaccino stated they are swapping 20,000 sq. ft. of land for 65,000 sq. ft. of land. He stated this was approved by the City Council unanimously. This offer is conditional upon the Colvest Group getting all the necessary approvals they need from the Town. Chairperson Prouty told Mr. Colaccino that she needed to see the purchase and sales agreement. Chairperson Prouty stated the deeds the Colvest Group provided, only show the land they own right now.

There was no public input due to the fact that no one else attended.

Motion was made by Chairperson Prouty and seconded by Member Maggi to continue the PUBLIC HEARING-Route 75/Main Street AGA, LLC-Case #2006 10 Main Street and 23-to September 26, 2022. VOTE Geiger-yes, Prouty-yes, Maggi-yes

B. Case #2007-23 Suffield St-Route 75/Main Street AGA, LLC-Special Permit

Chairperson Prouty stated that it was 7pm and that both of the properties could now be discussed she said the Board needs to know they own the current property, and that a purchase and sales agreement exists for the 20,000 sq. ft piece to be taken from Town Hall, that the Colvest Group does not own, but will if certain things happen. Chairperson Prouty asked how the City Council made this agreement, contingent upon all the various approvals needed. Mr. LaPointe stated the City Council approved the land swap based upon the site plan approval, the zone change, and the special permit approval for the 2 drive-thrus. Chairperson Prouty stated the property is being reconfigured. Mr. Colaccino stated the Colvest Group is the one that made the agreement to get the approvals before swapping land with the Town.

Member Maggi asked how many abutters there were. Mr. Colaccino stated there was 1 residential abutter and they are aware of the changes and been notified.

Chairperson Prouty read an email dated August 18, 2022 from Dan Bonafilia, Safety Officer at Agawam Police Department. It stated that he has attended several meetings regarding this proposed development. His main concern from a public safety standpoint is the additional traffic in the area of an already busy intersection and how this would affect traffic and pedestrian safety. The memo also includes that the children walking to school must walk past the curb cuts and cross this intersection and that signage would help. It also stated that the recent bridge work has helped

to alleviate traffic backups at this location. He wrote that there will be some traffic issues once the project is completed, but he feels the issues will quickly resolve themselves.

Chairperson Prouty spoke with the Town Engineer Michelle Chase. Ms. Chase said that the Colvest Group needs to go to Massachusetts Environmental Policy Act (MEPA) for a study. The 2,904 trips to the location, anticipated by the Colvest Group is above the 2,000 mark and a MEPA review is needed. Ms. Prouty stated she would not sign off on something that the Town Engineer was not comfortable on approving.

Member Maggi asked about the length of the leases with the tenants. Mr. Colaccino stated the leases would be at least 10 years. Member Maggi said the big question in his mind is the traffic. He said it is already congested and he can foresee traffic backups and accidents. Mr. Colaccino stated the DOT determined where the curb cuts would go, and that traffic engineers were involved every step of the process. Member Maggi asked if Starbucks had to be at the front of the location near Main Street. Mr. Colaccino stated this is what Starbucks wanted.

Motion was made by Chairperson Prouty and seconded by Member Maggi to continue the PUBLIC HEARING-Route 75/Main Street AGA, LLC-Case #2007-10 Main Street and 23 Suffield St.-to September 26, 2022. VOTE Geiger=yes, Prouty=yes, Maggi=yes

C. Approval of Minutes – June 13, 2022

Motion was made by Member Geiger and seconded by Member Maggi to approve the minutes of June 13, 2022 as written. VOTE Prouty – yes, Geiger – yes, Maggi – yes

D. Any other matter that may legally come before the Zoning Board of Appeals

There were no other matters.

Motion was made by Member Maggi and seconded by Member Geiger to adjourn the meeting. VOTE Geiger – yes, Prouty=yes, Maggi – yes

Meeting Adjourned at 7:56 pm.

Submitted by skk