

# Agawam Planning Board – September 15, 2022

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## MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman  
Michael DiLullo  
Charles Elfman  
Frank DeStefano

## MEMBERS ABSENT:

Violet Baldwin

## ALSO PRESENT:

Stefanie Kesecker  
Pam Kerr

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

### 1. SITE PLAN-727 Silver Street-MSR Properties LLC

Rebecca Li with R Levesque Associates Inc. was in attendance to present this site plan. She explained that the proposed project includes the construction of eight buildings to house self-storage units. Site improvements include access drive aisles, vehicle parking, installation of underground utilities, including water, sanitary sewer, electric, and telecommunication services, storm water management system, landscaped areas, and lighting. The site currently houses a vacant residential building which will be demolished. A fence will be installed around the perimeter. Mr. Paleologopoulos asked about the type of fencing. Ms. Li stated it would be 6ft. chain link fence and the drive aisles are 24 feet and in some spots 31 feet. She stated the fire department vehicles will be able to access all buildings. She went on to say that a new storm water management system will be installed, which will have catch basins to send water off to the new infiltration basin and there will be a new water and sanitary sewer line to the building that will house the office space. All proposed work, per Ms. Li will be outside the wetland boundary. A Request for Determination of Applicability has been submitted to the Conservation Commission to make sure the propose work is far enough away from the wetland. The hearing for the RDA is scheduled for September 22, 2022. Natural non-invasive shrubs and trees will be planted at the entrance to the facility. Mr. Paleologopoulos asked if any trees will be taken down. Ms. Li stated in the back corner yes, but that they were steering away from clearing. Mr. DeStefano asked about the business hours. Ms. Li stated the renters could access their storage facilities 24/7, but that the office hours would be Monday through Friday from 9am to 5pm and the tenants would have a key fob to access the facility. Mr. Elfman asked if there was concern for people staying at the storage facility too long. Mr. Mahan, with MSR Properties, LLC, the applicant, stated that there would be no electricity or lights in the storage units, and the key fobs would notate the amount of time someone was in a storage unit. Mr. DeStefano asked what the total number of storage units would be. Mr. Mahan stated he didn't have the exact number, but in the hundreds, each building will house about 36 storage units. The exact size of the individual units has not yet been determined.

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Mr. Elfman asked if the asphalt would be ground. Ms. Li stated yes and would be paved and curbed with concrete Mr. Elfman then asked if that would make the water flow towards the water basins. Ms. Li stated the high point of the slope would be towards the front on Silver Street. She stated the site on the high point slopes towards the east and the intermediate catch basins would send the water to underground pipes. Mr. Elfman asked if there would be signs and, if so, where would they be located. Ms. Li stated there would be a sign erected in the front of the location that would meet zoning and by-law requirements of the Town. Mr. Paleologopoulos asked about snow removal. Ms. Li stated that snow would be placed in the grassy areas and that the fence was bumped out to allow for snow storage. She stated any excess snow on the premises would be taken off-site. Mr. Paleologopoulos asked if there would be gutters on the buildings. Mr. Mahan stated in his research he had contacted other storage facilities who told him that gutters were not necessary for this type of design and the excess water would flow in the catch basins. Ms. Li state there would be access for disabled persons. Mr. Paleologopoulos asked why there was no dumpster onsite. Mr. Mahan stated no trash would be thrown away by the tenants and most of the office trash would be recycled. He also stated there would be a sign advising people of no dumping of trash on the premises. Mr. Paleologopoulos asked if there would be any grass planted. Ms. Li stated yes and that they had an operations and management plan in place for this. Ms. Kerr asked if there would be any storage of boats or vehicles at the facility. Mr. Mahan stated no vehicles. Mr. Paleologopoulos asked if motorcycles would be allowed to be stored there. Mr. Mahan stated he hadn't thought about motorcycles, but no vehicles would be allowed. Ms. Kerr brought to the Boards attention that Engineering had not had time to review the drainage calculations.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to table the SITE PLAN-727 Silver Street-MSR Properties LLC until the October 6, 2022 meeting.

VOTE 4-0-0

### 2. SITE PLAN-10 Main, 24 Main, 23 Suffield-Route 75/Main Street AGA, LLC

Peter LaPointe was present for this agenda item. He stated the Colvest Group was still in talks with MEPA to see if a traffic generation study review was needed. The Colvest Group is still awaiting a response from MEPA and Mr. LaPointe requested the Board continue this Site Plan review until the October 6, 2022 meeting.

Motion was made by Mr. DiLullo and seconded by Mr. DeStefano to continue the Site Plan-10 Main St, 24 Main St, 23 Suffield St until the October 6, 2022 meeting.

VOTE 3-0-1 (Elfman)

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

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Kirk MacNaughton with Aspenwood Associates LLC was present for this agenda item. Mr. MacNaughton stated he gave his revised plan to Engineering on Monday, September 12, 2022 and he had a productive meeting with Engineering. He is awaiting the newest Engineering comments. From the August 17, 2022 Engineering comments Mr. MacNaughton stated that the plan was revised, so that the property line no longer cuts through the center of Aspenwoods Street and Aspenwood Street Ext. Mr. Paleologopoulos asked Mr. MacNaughton about the spot grade that would create a low point/puddle. Mr. MacNaughton stated the proper stormwater drainage will be in place on the revised plan. Mr. Paleologopoulos asked about the sidewalk on the south side of the road and that Engineering had wanted urban style sidewalk. Mr. MacNaughton stated that urban style sidewalk would be put where necessary, regular sidewalk, where not necessary. Mr. Paleologopoulos asked how this was determined. Mr. MacNaughton stated that the grade of the road determines the style of sidewalk. He stated the urban style sidewalk is pushed away from the wetland area. Mr. Paleologopoulos asked if there would be a smooth transition between the different sidewalk style when walking or riding a bike. Mr. MacNaughton stated it would be smooth. Mr. Paleologopoulos asked if the 300 foot distance site study had been completed. Mr. MacNaughton stated Anderson & Associates prepared the study and he is awaiting Engineering comments and recommendations. Mr. MacNaughton stated Engineering first wanted the traffic study to measure the speed of traffic. Mr. MacNaughton said Engineering was satisfied with 60mph and that a traffic study engineer was not necessary. Mr. MacNaughton stated that as long as his traffic study meets the FHWA requirements that Engineering would drop the third party requirement of a peer review. Mr. MacNaughton stated the study was done by a civil engineer and the study showed the required 665 foot distance in both directions. Mr. MacNaughton stated a site line easement would be needed for the property at 657 Silver Street and the exact geometry would need to be identified. He stated the research was previously done 22 feet off the roadway and only 14 feet is required. Mr. Paleologopoulos said the Board would wait to see Engineerings' comments. Mr. MacNaughton stated one concern was the handicapped ramp and the layout. He stated it has now been changed and widened. Mr. MacNaughton stated that the extension between Aspenwoods Street and Doane Avenue the sewer and drainage lines crossed near one another. He stated on the revised plan the drainage has now been moved from the south side of the road to the north side. Mr. Elfman asked if an agreement had been made with the owner of 657 Silver Street for the fence and bushes. Ms. Kerr informed him that an easement would need to be completed and recorded at the Registry of Deeds. Mr. DeStefano asked about the utility pole on Silver Street and if it needed to be moved. Mr. MacNaughton stated the pole was to the left of Silver Street. Mr. Paleologopoulos asked about the two coordinates shown on the plans where the bounds will be set. Mr. MacNaughton stated he was still working on this issue. In Anderson & Associates survey they did not locate the monuments, as their GPS system is not compatible with the Town of Agawams', but that they would continue to work to resolve this. Mr. Paleologopoulos brought up traffic concerns for Doane Avenue. Mr. MacNaughton stated there would be a yellow no outlet sign added to Doane Avenue. Mr. MacNaughton stated Engineering decided this was best type of signage.

Mr. Paleologopoulos opened the meeting up to the public at 7:09pm.

Lisa Patnode, 40 Doane Avenue wanted to know how to get a large copy of the site plans. Ms. Kerr advised her to contact Engineering as they may be able to print the larger ones for her. Ms.

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Patnode also asked if Michelle Chase from Engineering could attend the next meeting, or attend remotely. Ms. Patnode would like Ms. Chase to discuss the 300 ft. site distance and explain why now the 300 ft. site distance is not needed. She thinks it would be beneficial for the public to hear. She also spoke about the easement for 657 Silver Street. Mr. Paleologopoulos asked if we knew the easement size. Mr. MacNaughton stated there is a certain standard that has to be complied with and shows on the plan. When measuring at 14 feet off the roadway versus 22 feet, the bushes are no longer blocking the view, just some of the fence. Ms. Patnode stated she had spoken to Vladimir Kozlov of 657 Silver Street, and she asked if Mr. Kozlov did not agree to this, was the plan dead. Mr. Paleologopoulos stated he could not say that, because more thought and creativity could be put into the plan.

Ruth Cosimini, 102 Doane Ave asked if the sidewalks are Town property would the town be responsible for taking care of them. Mr. MacNaughton stated the property owner would maintain the sidewalks. Ms. Cosimini asked about the catch basins, as the ones on Doane Avenue she stated are just holes in the ground that the water sits in, and that there is a lot of water now, just from this street and she is concerned about what prevents the water from Aspenwoods Street from entering Doane Avenue. Mr. MacNaughton stated that 2 catch basins were added to Aspenwoods that would connect to the pipe system so there would be no increase in the water flow to Doane Avenue. Ms. Cosimini. also asked if cars would be able to access Doane Avenue from Aspeenwoods Estates. Mr. MacNaughton replied yes.

Robert Allen, 55 Doane Avenue asked about the site distance and the 14 feet from Silver Street, and where it was measured from. Mr. MacNaughton stated this was outlined on the plan. Mr. Allen was questioning how far from the stop line this was. Mr. Allen wanted to know if there was a standard where the stop line was to be. Mr. Paleologopoulos asked if the stop line was 14 feet from the edge of the road. Mr. MacNaughton stated that it was. Ms. Patnode wanted to know how the line when from 22 feet to 14 feet and that maybe Ms. Chase could explain.

Motion was made by Mr. DeStefano and seconded by Mr. DiLullo to table the PUBLIC HEARING-Definitive Plan-673 Silver Street-Aspeenwood Estates-Aspenwood Associates LLC until the October 6, 2022 meeting.

#### 4. SITE PLAN-Tuckahoe Farm-0 Pine Street-Town of Agawam

Planning Department received a request to continue the SITE PLAN until the October 6, 2022 meeting.

Motion was made by Mr. DiLullo and seconded by Mr. Elfman to continue the SITE PLAN for Tukahoe to the October 6, 2022 meeting.

VOTE 4-0-0

#### 5. Approval of August 18, 2022 and September 1, 2022 minutes.

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Motion was made by Mr. DeStefano and seconded by Mr. Elfman to table the approval of the August 18, 2022 until the October 6, 2022 meeting

VOTE 4-0-0

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to table the approval of the September 1, 2022 until the October 6, 2022 meeting.

VOTE 4-0-0

### 6. CORRESPONDENCE-None

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

VOTE 4-0-0

Meeting was adjourned at 7:37pm.