

Agawam Planning Board – October 6, 2022

MEMBERS PRESENT:

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

ALSO PRESENT:

Stefanie Kesecker
Taryn Egerton

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

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to take agenda items out of order.

VOTE 5-0-0

2. SITE PLAN-727 Silver Street-MSR Properties LLC

Rebecca Li with R. Levesque & Associates was present for this agenda item. Applicant Mr. Rick Mahan was also present. This is a proposed self-storage facility, with proposed 8 buildings, and the entire facility will be fenced in, surveillance around the premises, and a new drainage system to treat and attenuate any run-off from the new improvements. They have received the comments from engineering and feel they have satisfied them. Information was received from Engineering, Fire Department, and Traffic Safety Officer, and they do not have problems with this proposed plan. Ms. Li stated that they have heard from Natural Heritage and it is a no take.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to approve the SITE PLAN-727 Silver Street-MSR Properties LLC.

VOTE 5-0-0

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to put the agenda items back in order.

VOTE 5-0-0

1. SITE PLAN-395 Main Street, Rear Main Street-Pride Operating, LLC

Rebecca Li with R. Levesque & Associates was present for this agenda item. Jim Channing, from Pride Convenience the applicant was also present. Mr. Paleologopoulos asked if the

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location was two separate parcels. Mr. Channing stated that an ANR Plan will be provided. The parcel furthest to the west is zoned Business-A, while the parcel to the east is zoned Business- B and Industrial. The existing topography has a high point on Main Street and slopes to the northeastern corner. Wetlands are abutting the 100 ft. buffer, and they are scheduled to go before the Conservation Commission on October 13, 2022. Ms. Li. stated there are a number of drainage structures on site as this was a gas station previously. The current demolition plan includes the removal of existing drainage structure and piping to make sure there is no interference with the new utilities or drainage system. Ms. Li stated they would be cutting some of the existing curb cuts to make it go with the new design and modifying them slightly. There will be a Subway, Chester's Chicken, and a Pride Kitchen within the gas station. Ms. Baldwin asked if there would be cooking on site. Ms. Li stated yes. Ms. Baldwin asked whether an oil and grease separator would be required. Ms. Li stated yes. The building will have a drive-thru, with a bypass lane adjacent. Dumpster area is located in the back north eastern corner of the site. There are 39 parking spaces proposed. There is a hearing scheduled with the Zoning Board of Appeals on October 24, 2022, for the drive-thru permit and parking reduction. There will be electric vehicle charging stations and ADA spaces. Ms. Li stated the dimensional requirements are all met per the zoning ordinance. The proposed grading plan shows high point along Main Street with slopping back to the northeastern corner and there are several low points throughout the site to collect storm water run-off and they are proposing a sub-surface infiltration system adjacent to the pump island. All the roof drainage will filter into the sub surface system as well, per Ms. Li. Mr. Elfman asked about the drainage system and if it catches gas, oil, and run-off from vehicles. Ms. Li stated the water quality units in the catch basins will catch the total suspended solid and any run off will go the water quality units that will treat grease, oil, etc. Ms. Li stated there will be trees and shrubs planted around the site for aesthetics. Ms. Baldwin asked about traffic flow. Ms. Li stated there are two curbs cuts: one on the south side and one on the north side, which will be modified slightly, once MASS DOT approves the modifications. Mr. Paleologopoulos asked if both curb cuts are entrance and exit. Ms. Li stated yes. Ms. Li stated there will be directional signage on the ground to guide drivers. Mr. DeStefano asked about the previous Ms. Li stated there was extensive sub-surface investigation done and there are no ground contaminants. Mr. Channing stated that there is still a concrete catch basin where the previous car wash was. Mr. Elfman asked about snow removal and where it would be put. Ms. Li showed on the map where the snow would be placed and if too much it would be driven off-site. Mr. Paleologopoulos asked about the entrance/exit and if it was smooth or at grade. Ms. Li stated the entrance/exits would be at grade. Mr. Paleologopoulos asked about the Engineering comments and if it would be a problem on any items. Ms. Li stated no. Ms. Baldwin asked about the lighting. Ms. Li stated there would be site lighting around the entire premises. Mr. Paleologopoulos asked about the grading near the door. Ms. Li stated there would be about ½ inch reveal for cars to keep them away from the building. Mr. Paleologopoulos asked if there would be awnings or anything on the building to keep run-off, snow, and ice off the sidewalk. Ms. Li stated there would be a small awning, along the north face of the business, but there will be gutters with a pitched roof, which will filter into the underground pipe into the infiltration system. Ms. Li stated Pride was working on a signage plan and will present it when ready.

Motion was made by Ms. Baldwin and seconded by Mr. DiLullo to table the SITE PLAN-395 Main Street, Rear Main Street-Pride Operating, LLC until the November 3, 2022 meeting.

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VOTE 5-0-0

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

The Colvest Group sent a request to the Planning Board to continue this item until October 20th, 2022.

Motion was made by Mr. DiLullo and seconded by Ms. Baldwin to continue the SITE PLAN-10 Main, 24 Main, 23 Suffield-Route 75/Main Street AGA, LLC to October 20, 2022.

VOTE 4-0-1 (Elfman)

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

Aspenwoods Associates LLC sent a request to the Planning Board to continue this item to the October 20th, 2022 meeting.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to continue the PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwoods Associates LLC to the October 20, 2022 meeting.

VOTE 5-0-0

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to extend the application for the Definitive Plan until November 29, 2022.

VOTE 5-0-0

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

The Planning Board received a request to continue this item until the November 17, 2022 meeting.

Motion was made by Mr. DiLullo and seconded by Elfman to continue the SITE PLAN-Tuckahoe Farm-0 Pine Street-Town of Agawam.

VOTE 5-0-0

6. APPROVAL OF MINUTES August 18, September 1, and September 15, 2022

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the August 18, 2022 minutes.

VOTE 4-0-1 (DeStefano)

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Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the September 1, 2022 minutes.

VOTE 5-0-0

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the September 15, 2022 minutes.

VOTE 4-0-1(Baldwin)

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to take agenda item 8 out of order.

VOTE 5-0-0

8. Form A-32 Shoemaker Lane-Beach Mountain, LLC

This item is a FORM A to combine two separate parcels, zoned the same. Inspection Services has no comments on the plan.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the plan for Beach Mountain LLC, on 32 Shoemaker Lane, under “Subdivision Control Law Not Required.”

VOTE 5-0-0

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to put the agenda items back in order.

VOTE 5-0-0

7. CORRESPONDENCES

None

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

VOTE 5-0-0

Meeting adjourned at 6:50pm