

## Agawam Planning Board – October 7, 2021

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### MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman  
Charles Elfman  
Anthony Russo  
Frank DeStefano

### MEMBERS ABSENT:

Violet E. Baldwin

### ALSO PRESENT:

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

1. SITE PLAN – 233, 265 & Lot 6 Main Street – HP Hood, LLC  
Mr. Russo recused himself and left the meeting.

Filipe Cravo of R. Levesque Associates, Frank Hander-Wolf and Tom Reidy were present for HP Hood. Mr. Cravo presented the Site Plan for 233 and 265 Main Street. He said there is an existing industrial building with 122,000SF which was formerly the Southworth building that has been vacant for quite some time. They are proposing minor modifications to the parking lot and the loading docks. Mr. Cravo went on to say that between 233 & 265 Main Street there is a significant elevation difference and also an intermittent stream. They have filed a NOI with the Conservation Commission. There are existing utilities that will need to be modified. There are 2 curb cuts onto Main Street. The south curb cut is the main entrance for the recycling business and is both an entrance and exit. The westerly curb cut will be an exit only. Most of the tractor trailers will be entering at the present Hood entrance. Mr. Cravo said that most of the property is paved. They are proposing to add more pavement for truck parking but will be screened with vegetation. They are proposing to construct an accessory building called the Ryder Building and a fueling island. They will reconfigure the front of the building adding an island along the front to segregate parking, re-doing the ADA parking access, sidewalks and walkways. There will be 2 loading docks added which will be more easily accessible for the trucks. He said the edge of the pavement stays essentially the same all the way around the site. At the rear of the building they will be creating a new intersection of the access way to the current Hood facility, while trying to maintain a reasonable slope on the driveway from 233 to 265 Main. They will improve the sidewalks on the back as well with a new row of visitor and employee parking. They will be using a 3-sided box culvert to span between the access ways at the intermittent stream that runs between 233 & 265 Main. The grading will be adjusted for the storm water to go away from the buildings and new catch basins will be installed. Along Main Street, there will be a landscaped berm for screening. Mr. Cravo said they will be following the existing pavement. There will be a 6% slope to the new 28' wide driveway that goes from 233 to 265 Main Street. He said that the existing utilities will be tied into the new Ryder Building. He said that a big factor in the storm water plan is that they will be utilizing the many existing outfalls which they will reconstruct and bring current. There are 2 catch basins at the bottom of the driveway to handle the runoff from the new sloped driveway. The storm water plan for 265 Main will be independent from the 233 Main storm water plan. Mr. Cravo said that for the landscaping, all disturbed areas will be loamed, seeded and plantings added. The property is zoned Industrial and the use is consistent

## Agawam Planning Board – October 7, 2021

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with industrial zoned areas. The hours of operation will be 7 – 4 for the office and the facility as a whole will operate 24 – 6, with limited function on Sunday. The proposed new Ryder Building will be 1800SF of office space and the rest for truck use and areas for the drivers. It is a one story metal building with 3 large garage bay doors. They will be relocating the Ryder offices from 233 Main to this new building. Mr. Paleologopoulos noted that the Building Inspector had no comments. Mr. Strange said they are not making significant changes to the existing building. Mr. Cravo said that most of the truck traffic will utilize the right entrance, proceed to the fuel island then down the hill to 233 Main. Milk deliveries will continue to enter at 233 Main. Mr. Paleologopoulos noted that there were no residential areas close by to be disturbed by the night time truck traffic and that there is very little added impervious area to have to mitigate. He then asked about the lighting. Mr. Cravo said the lighting is off of the existing building with new lighting on the new Ryder Building. New utility poles will be added at the back of the property. As far as trash, Mr. Cravo said there will be dumpsters at the loading docks toward the rear of the building. It was noted that they are waiting for comments from Engineering & Con Comm.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to continue the Site Plan – 233 & 265 & Lot 6 Main Street – HP Hood, LLC to October 21, 2021.

VOTE 3 – 0 (Russo)

Mr. Russo returned to the meeting.

### 2. SITE PLAN – Tuckahoe Farm – 0 South West Street & 0 Pine Street – Town of Agawam

Mark Strange and Rich Niles were present for the Town of Agawam. Rich Niles of Woodard & Curran presented the Site Plan on behalf of the Town of Agawam. He gave a overview of the property's history saying that is located between Pine Street & South West Street. Part of the property is used as a solar farm. Formerly it was a farm, both tobacco and later a turf farm. They are proposing to create a new access from Pine Street to the dam on the property. The dam is a regulated dam and needs significant restoration. There is a right of way that exists off of Pine Street for an abutter to reach his property. Mr. Niles said there is a stream on the property and resource areas. There is an existing farm road that goes around the west field to the dam. The dam will be rehabilitated by removing and replacing the core of the dam. Off of Pine Street, there will be walking paths, parking spaces throughout the area and a 2 lane road to the dam, 1 lane over the dam, then back to a 2 lane road. He discussed the basics of the storm water plan and said it is challenging due to shallow ground water. He noted that the DPW is reviewing very closely with him. There will be walking paths using existing farm roads that will be improved. There will be a 10' foot bridge added. There will be ADA accessibility and a canoe or kayak launch will be added. Mr. Niles said this is a 4 million dollar project for the Town. He showed pictures of the dam and the surrounding areas. He said the area is overgrown with dilapidated pavement and heavily eroded dam embankments. There has been more than one delineation done on this property. Con Comm is trying to decide which will be adhered to. He said they will be working on riverfront restoration including removing existing debris. He discussed the process of the proposed dam rehab and added that the dam will have a new roadway, sidewalks and guard rails. He said this is a low hazard dam meaning if it fails there would not be a significant impact on the area. Mr. Niles is working with the Planning Department, the Mayor and the DPW on this

## Agawam Planning Board – October 7, 2021

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project. Mr. DeStefano asked about the time frame. Mr. Niles said he hopes they will bid out next year noting that the permitting process will take several more months. In the meantime, they are looking for alternate funding for some parts and phases. He said that the reason for the site plan is change of use. Mr. Strange said this is a long term project. They need to establish access to the pond and establish passive recreation.

Motion was made by Mr. Elfman and seconded by Mr. Russo to continue the Site Plan – Tuckahoe Farm – 0 South West Street & 0 Pine Street – Town of Agawam to the November 4, 2021 Planning Board Meeting.

VOTE 4 - 0

### 3. BOND SETTING – D’Amato Way – Bretta

The Board received an email from Engineering saying that the developer would like to wait another 2 weeks to set the bond.

Motion was made by Mr. Russo and seconded by Mr. Elfman to continue the Bond Setting – D’Amato Way – Bretta to the October 21, 2021 Planning Board meeting.

VOTE 4 - 0

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

Previously continued to October 21, 2021

### 5. APPROVAL OF MINUTES – September 16, 2021

Motion was made by Mr. DeStefano and seconded by Mr. Russo to approve the minutes of September 16, 2021 as written.

VOTE 4 – 0

### 6. Correspondences - None

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

VOTE 4 – 0

Meeting was adjourned at 7:34.

Hpg