

Agawam Planning Board – November 3, 2022

MEMBERS PRESENT:

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

ALSO PRESENT:

Stefanie Kesecker
Taryn Egerton
Pam Kerr

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

1. SITE PLAN-497 South Westfield Street-Tirone & Depalma

Rob Levesque with R. Levesque Associates was present for this agenda item, as well as the petitioner Joe Tirone. Mr. Levesque stated that he met with the Engineering Department and they want a trip generation study completed and he said he would provide that prior to construction. The Planning Board had asked to see the elevations in a previous meeting, which Mr. Levesque presented to them and informed the Board he would send in an electronic copy. Mr. Levesque stated that the stormwater issues were resolved. The impervious area of South Westfield Street is now included in the stormwater drainage calculations and revisions have been made to the plans to accommodate roadway runoff while protecting the proposed condominium units from flooding up to at least the 100 year storm. Mr. Paleologopoulos asked if the previous plan in 2013 was approved and the subsequent plan in 2018. Mr. Levesque stated yes. Ms. Kerr asked about the status of Chapter 61A for the property. Mr. Tirone stated his attorney was working on it and would be in touch with the Town. Mr. DeStefano asked if the cars would be able to turn around in their driveways, rather than having to back out onto South Westfield Street. Mr. Levesque stated there was a turn around so that the owners would be able to turn around and pull out on South Westfield Street.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to approve the SITE PLAN-497 South Westfield Street-Tirone & Depalma-conditional upon satisfying all professional staff comments including the October 27, 2022 comments by the Engineering Department; Conservation Commission, and approval.

VOTE 5-0-0

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

Rebecca Li with R. Levesque Associates was present for this agenda item as well as the petitioner James Channing. She stated she had reached out to Engineering and they had responded on October 27, 2022 that all their comments were satisfied, but they wanted additional

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soil testing prior to construction. Ms. Li said they have reached out to OTO Associates, a geotechnical firm and they have provided Pride with a proposal to do this testing and it is being scheduled. Mr. Paleologopoulos asked if the additional soil testing included additional borings. Ms. Li said they were going to do two additional test pits to locate groundwater within the vicinity of the infiltration basin, since the original test pits were not in that area. She went on to say the test pits will determine where the ground water levels are and the absorption rate of the soil. Mr. Paleologopoulos asked if the test pits are just testing for groundwater, or if they are also testing for containments. Ms. Li said the contamination testing was already done prior to beginning of the project and these tests are to determine what the groundwater levels are to size the basins appropriately. She said there needs to be a 2 foot separation between the groundwater and the bottom of the basin and further testing will need to be done for the foundation of the building. Ms. Li said several more tests will be completed onsite. Mr. DeStefano asked about the Pride franchise being recently sold and if the new ownership was going to ask for different things that may change anything that the Board should be aware of. Mr. Channing said they are familiar with the plan and the site, and are eager to get the project completed.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the SITE PLAN-395 Main Street, Rear Main Street-Pride Operating, LLC conditional upon satisfying all professional staff comments including the Engineering Department, dated October 27, 2022, ZBA, and Conservation Commission approvals.

VOTE 5-0-0

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

Peter LaPointe with the Colvest Group was present for this agenda item, as well as traffic engineer Scott Hesketh, and Principal Frank Colaccino. Mr. LaPointe said since the last meeting, they have met with Conservation Commission, and that they meet with them again on November 10, 2022 and expect them to issue an Order of Conditions. He stated they have been to ZBA for the drive-thru permit approval and that they want Planning Board and Conservation Commission approval, prior to approval the special permit. Mr. LaPointe stated they received Engineering comments today. He said they are applying for a change of use permit with the Mass DOT, which has not been issued yet. Engineering will defer to DOT, on some comments, per the memo dated November 3, 2022. Mr. LaPointe stated they have spoken with Mass DOT and the application status is at 25% for the review stage and there have been no comments at this point. He said if they do have any comments about the driveways they constructed, they would make the changes and come back to the Board for approval. He went on to say the Site Plan has been revised to two buildings, instead of three by eliminating the fast food restaurant. The reconfiguration has allowed for a longer drive through queue from 12 cars to 16 cars. He also said the reconfiguration of the site no longer requires they obtain the 20,000 sq. ft. from Town Hall. The parking spaces have been reduced from 83 down to 56 and the site will now generate less traffic. They have added to the revision: signage, pavement marking, additional pedestrian access, and onsite traffic controls. Mr. LaPointe said the landscaping has been adjusted for the smaller site and the Conservation Commission wanted to make sure the landscaping will be native species, so they will present native species of trees and shrubs to the Commission, while the quantity and location will remain the same. Mr. Paleologopoulos asked if the medical

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building is now parallel to the property line and not facing Suffield Street directly. Mr. LaPointe stated that was correct. Mr. Paleologopoulos asked if the signage was the same and which way it is facing. Mr. LaPointe stated it will face both Suffield and Main Street. Mr. Paleologopoulos asked about the abutters. Mr. LaPointe stated all of the activity has moved away from the south property line (where the abutters are) and now no parking near the abutters, all trees that are there will remain and they will add Arborvitae as a further visual barrier. Ms. Baldwin asked if they had been in touch with the School Department concerning pedestrian traffic. Mr. LaPointe stated that Mr. Hesketh had been in touch with them and they were informed the school has about 50 daily walkers. Mr. Hesketh stated in his analysis he assumed there would be 50 pedestrians in the capacity analysis to and from school. Ms. Baldwin asked about the early dismissal days and the mass exodus of child pedestrians on those days that head towards Friendly's. Mr. Kerr stated the head of the crossing guards had been to ZBA meeting and expressed her concerns. Mr. Colaccino stated that when kids get out of school it is in the middle of the afternoon and not usually a busy time for Starbucks. Ms. Kerr expressed her concern for the curb cuts on Main Street. Mr. DeStefano asked about the exit on Main Street if it was left and right turn, cars turning left would bottleneck the intersection. Mr. Hesketh stated it may happen the first few weeks, but eventually traffic would adapt and drivers would get comfortable with the site. Mr. LaPointe stated Mass DOT knew this was a commercial site when they constructed the curb cuts. Mr. Paleologopoulos asked about the address changes. Mr. Kerr reminded them they would need to submit an ANR plan.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to approve the SITE PLAN-10 Main, 24 Main, 23 Suffield-Route 75/Main Street AGA, LLC conditional upon the following: an ANR plan must be submitted creating the two parcels (currently 3 parcels); receipt of MA DOT Change of Use Permit; all professional comments including the Engineering Department comments dated November 3, 2022 are to be addressed; and final approval by both the Conservation Commission and Zoning Board of Appeals.

VOTE 4-0-1(Elfman)

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

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

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to continue the PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC until the November 17, 2022 meeting.

VOTE 5-0-0

5. SITE PLAN-Tuckahoe Farm-0 Pine Street-Town of Agawam (continued to November 17, 2022).

This item was previously continued.

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6. APPROVAL OF MINUTES October 20, 2022

Motion was made by Mr. DiLullo and seconded by Mr. DeStefano to approve the October 20, 2022 minutes.

VOTE 4-0-1(Elfman)

7. Correspondences

None

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

VOTE 5-0-0

Meeting adjourned at 6:40PM.