

Agawam Planning Board – November 4, 2021

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Anthony Russo

ALSO PRESENT:

Taryn Egerton

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

1. RELEASE OF BOND – 45 Lango Lane

Mr. Paleologopoulos READ the comments from Engineering. There is a detention basin on the property that needs to be maintained and is the responsibility of the owner. Michelle Chase, Town Engineer, spoke saying that there is overgrowth that needs to be taken care of and the as built grading plan has not been received. She also noted that the driveway is on the Town's easement. Ms. Chase recommended not releasing the bond until the work and maintenance are done.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the Release of Bond – 45 Lango Lane to the November 18, 2021 Planning Board meeting.

VOTE 4 - 0

2. FORM A – 128 North West Street – AAD, LLC

Mr. Paleologopoulos explained that the owners are asking to subdivide the lot into 3 lots. The 2 new lots both have 110' frontage. Lot 2C is zoned residential and commercial, the others are residential.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to approve the Form A – 128 North West Street – AAD, LLC

VOTE 4 – 0

3. STREET NAME APPROVAL – 358 Corey Street – Dwight Scott

Mr. Scott is proposing to add the street name of “Sabrina Way” to the roadway within the condo complex on his approved site plan. Town Engineer Michelle Chase said that according to the

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Town Code “Way” , based on the length of the roadway, would be appropriate. The Fire Department said they were ok with that. No response was received from the safety officer.

Motion was made by Mr. DeStefano and seconded by Ms. Baldwin to approve the revision to sheet 4 of the approved site plan for 358 Corey Street to include “Sabrina Way”.

VOTE 3 – 0 – 1 (Elfman)

4. SITE PLAN – 233 & 265 & Lot 6 Main Street – HP Hood

A request was received to continue the Site Plan for HP Hood to the next Planning Board meeting.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the Site Plan – 233 & 265 & Lot 6 Main Street – HP Hood to November 18, 2021.

VOTE 4 - 0

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

The Board received a request to continue the Site Plan – Tuckahoe Farm to November 18, 2021.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to continue the Site Plan – Tuckahoe Farm – 0 Pine Street – Town of Agawam to November 18, 2021.

VOTE 4 – 0

6. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates

Kirk MacNaughton and Michelle Chase, Town Engineer, were present. Ms. Chase noted that, of the Engineering comments from October 27, 2021, some have been addressed completely but there are minor things such as some of the sheets of the plans don't match and also some major items have not been addressed. Mr. MacNaughton said that he received the comments last Wednesday. On October 11, 2021 he submitted revised plans. He said that Engineering re-reviewed and added more items. He said that the plans are almost ready and should be re-submitted on Monday or Tuesday. There was discussion regarding comment # 12 – sight distance. Mr. MacNaughton said he will talk with Engineering about this. Mr. MacNaughton then asked to be continued to the next meeting. Mr. Paleologopoulos said 2 waivers would be needed, one for the sidewalk and one for the roadways being less than 300' apart. Mr. MacNaughton said that if the waivers were denied more changes would have to be made. Ms. Chase said this is a complicated project including utilities, grading, roadway, water lines and sewer lines. She then discussed her concerns, the first being sight distance. Her next concern was that the sewer lines have less than a 4' covering in some places. She went on to say a main issue is the difficulty to review plans when there are discrepancies between the sheets of the plan. She said that the grading contours are complicated and hard to understand. Ms. Chase said she made

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suggestions for changes in the roadway and sewer pipes but this could raise some Conservation Commission issues. She is concerned that the manhole where Aspenwood meets Doane seems impossible to construct. It needs to be built to Town standards so as not to become a burden to the taxpayers. She also noted that they need details of the proposed grading for the subdivision. The Chair opened the meeting to the Public.

Lisa Patnode, 40 Doane Avenue, requested a copy of the recording of tonight's meeting. She discussed the sight distance when going from Doane onto Silver St. She said that there has been a sight distance study done for Aspenwood onto Silver and she asked if the same study will be done for Doane Avenue. She feels that traffic will be increased making the sight distance more difficult. Ms. Chase agreed that the traffic will be increased but she said the town will see that the design will allow for proper flow of traffic. She said she will take a look at Doane for safety regulations. She went on to say that the sight distance is really acceptable. She said she will check on Doane Avenue but she said that should not be held by Aspenwood. Bob Allen, 55 Doane Avenue, feels that the sight view is determined with no traffic on the road and does not account for other cars. Dan Reblen, 111 Doane Avenue, is concerned with the drainage going to Doane Avenue. Ms. Chase said she is concerned with some of the contours and will address them. Mr. Reblen said Doane Avenue is prone to flooding. Ms. Chase said that no stormwater will be going toward Doane. It will be caught by catch basins. Mr. Reblen feels that the drainage issues will be compounded by the more frequent significant storms we've been having. Mr. Paleologopoulos asked if more water will be going to Doane Avenue. Ms. Chase said no but the grade of the catch basins can be adjusted. She will talk to Mr. Huot, Aspenwood's engineer, and noted that subdivisions must use larger catch basins. Mr. Reblen asked about the installation of gas lines. Ms. Chase said that will be done later in the process. She has concerns and will reach out to Eversource. Lisa Patnode asked if, with the grading plan, the residents can get assurances that no flooding will happen. Ms. Chase replied that a grading plan procedure was created in 2005. A grading plan must be submitted for all subdivisions and other requirements can be added. She said the water must go to the roadway or a wetland. The Chair noted that the plan won't be approved until the requirements are made. Ms. Chase said that the designing engineer has to do a site visit and determine after construction if it was done right. Lisa Patnode reminded the Board that she had provided an article from the Governor's safety division regarding sidewalks. She stated that she is opposed to granting a waiver for the 300' roadway distance. Mr. Reblen asked if there would be any restrictions for trucks. Ms. Chase said that will require working with the business owners and signage. They discussed sign options and directional options including the possibility of an emergency access road with a gate, also noting that police and fire still need to approve. Ruth Cosimini, 102 Doane Avenue, suggested that the Board vote on the waivers now. Mr. Elfman said he wants to see the whole plan before voting on the waivers. Mr. DeStefano agreed. Mr. Paleologopoulos asked Ms. Chase how much progress toward completion has been made in the last month and a half. Ms. Chase said some but not a significant amount, maybe 50%. She needs to see a final design that works. The Chair noted that all parties have a vested interest to get this resolved as soon as possible. Mr. DeStefano stated that the grading issue must be resolved as it has not been in a year. Mr. MacNaughton said that individual lots will be graded so Doane Avenue won't be impacted and noted that he has made several large changes. Mr. DeStefano said the gas lines need to be figured out and a commitment is need from Eversource. Mr. MacNaughton said that gas service is not required. If there are too many issues he won't install gas at all. Mr. Elfman said he would like to see Mr. MacNaughton's engineer present at the Board meetings. Mr. MacNaughton said that would be

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fine. Mr. Reblen is concerned with the signage as he does not want Doane Avenue to be used as a cut-through. Ms. Chase discussed the sign options to be sure that doesn't happen. She suggested 2 speed humps, not bumps on Doane Avenue to slow the traffic and deter trucks and others from using this as a cut-through. She added that this could be a possible condition of the sidewalk waiver. Ms. Baldwin asked the status with Con Comm. Mr. MacNaughton said he will be before them next week. A final decision cannot be made until Engineering approves the plan.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the Public Hearing – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to November 18, 2021. (Definitive Plan Application does not need an extension).

VOTE 4 - 0

7. APPROVAL OF MINUTES October 21, 2021

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to approve of the minutes of October 21, 2021 as written.

VOTE 4 – 0

8. Correspondences—None.

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

VOTE 4 – 0

Meeting was adjourned at 7:45pm.