

Agawam Planning Board – December 1, 2022

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Frank DeStefano
Charles Elfman

MEMBERS ABSENT:

Michael DiLullo
Violet Badlwin

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker

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

1. SITE PLAN-952 Suffield St-SiteOne Landscape Supply, LLC

Jessie Anderson with SiteOne Landscape Supply, LLC was present for this agenda item. Mr. Anderson stated they are relocating from West Springfield to this location. He said they are a wholesaler for landscape products and they sell to contractors and wholesalers, primarily irrigation products including outdoor loam, outdoor lighting, grass seed, and patio stone. The outdoor storage they are proposing would be for the Polyethylene (black rolled pipe) and some of the stone patio items will be on pallets outside as well. Mr. Paleologopoulos asked about the parking and the access to and from the other lot that is nearby. Mr. Anderson stated they primarily ship products. There are 4 employees who will park along the loading dock. There are 8 to 10 parking spaces left for contractors that would be pulling in and out to pick up product. Mr. Paleologopoulos asked if it was large vehicles like tractor trailers. Mr. Anderson said only about one tractor trailer, but during spring and summer possibly 2 trucks. He said they primarily use a pickup truck and a small flatbed. Mr. Paleologopoulos asked about the business to the North and if there would be shared parking. Mr. Anderson said they are proposing a fence about half way down the property and it would be a chain link fence. Mr. Paleologopoulos asked if there would be changes to the existing building. Mr. Anderson stated not to the exterior. Mr. Paleologopoulos asked where the dumpster would be located. Mr. Anderson said it would be behind the building, by the loading dock. Mr. Paleologopoulos asked how the snow would be handled. Mr. Anderson stated it would be pushed back into the corners of the site. Mr. Elfman asked about signs and if there would be large signs on the property. Mr. Anderson stated just the sign on the building. Mr. Elfman asked what would be inside the business. Mr. Anderson said it would contain sprinklers, valves for irrigation systems, control timers, lighting, fixtures, wire, grass seed, and fertilizer (which is all bagged). Mr. Elfman asked if they would have mulch. Mr. Anderson said they will have hydro-seed bales that are wrapped in plastic, but would be housed outside, except during the winter. Mr. DeStefano asked about the fence and if it would be a swing fence or rollable. Mr. Anderson said the fence would swing. Mr. Paleologopoulos asked if the fence was seasonal or year round. Mr. Anderson stated the fence would be permanent. Mr. Anderson said there would be a Knox Box on the fence, for emergency responder site access.

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Motion was made by Mr. Elfman and seconded by Mr. DeStefano to approve the SITE PLAN-952 Suffield St-SiteOne Landscape Supply, LLC conditional upon the Knox Box being installed.

VOTE 3-0-0

2. SITE PLAN-19F Gold Street-Suffield Street Partnership, LLP

Travis Ward with Development Associates was in attendance to present this Site Plan which shows a temporary gravel parking area with 6' fence enclosure to support overflow from 83 Gold Street. GoNetspeed is a company that will install fiber cables on existing lines and be a service provider in the area. They are the tenant that will be leasing the property for 7 years. There is a driveway that has an easement for International Machine to access their driveway. Mr. Ward stated there is also a Tennessee Gas easement, but it is on the other side of this parcel and it is not affecting this side at all. Mr. Ward said they have a 2 acre site and they are trying to accommodate GoNetspeed with parking. The workers will drop off their car here and grab a bucket truck to work. This will create overflow parking. There is no public access to the lot and it is a surplus gravel lot for the workers. It is temporary and once the tenants lease is completed the area will most likely be developed. Mr. DeStefano asked if the gravel lot would be maintained during the lease period. Mr. Ward stated it would. Mr. Ward went on to speak about the drainage and stated there are 36 spaces of 10x25 as a test pit for the gravel lot. Mr. Ward stated that Natural Heritage and Endangered Species Program (NHSEP) had done a report on the area as it is a spot for the eastern box turtle and they had received the yearend report stating the site was clear and no turtles seen and had given their approval. There is a border silt fence, with a 3 foot barrier installed. Mr. Ward went on to say there will be a 6 ft. chain link fence around the property, with a sliding gate with a sweep on it, and will be installed per NHSEP guidelines. Mr. Ward stated there is an existing pipe in the road to pick up the overflow. The post site conditions, will create less overflow than the present. Mr. Paleologopoulos asked if there was any water issues now. Mr. Ward stated no there was old growth and brush that helped capture the overflow. Mr. Ward said 6" berms and check dams will also be installed, and some regrading will be done to direct the flow of the water. Mr. Paleologopoulos asked if the stone dust runoff from the gravel would create drainage issues. Mr. Ward stated the type of hardpack they are using on the lot is a solid material and there will be very little runoff and what runoff there is will be maintained. Mr. Paleologopoulos asked about oil leakage from vehicles. Mr. Ward stated it would be provided for in the maintenance plan. Mr. Paleologopoulos asked if there would be a dumpster or something for trash. Mr. Ward stated that would be part of the maintenance program. Mr. Paleologopoulos asked if the workers work year round. Mr. Ward stated yes. Mr. Paleologopoulos also asked about snow. Mr. Ward stated it would be maintained and plowed and pushed off to the side.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to approve the SITE PLAN-19F Gold Street-Suffield Street Partnership, LLP conditional upon all professional staff comments including November 28, 2022 Engineering Dept. comments.

VOTE 3-0-0

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3. SITE PLAN-South Westfield Street-Depalma

The Board received a request to withdraw this site plan.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to accept the request to withdraw the SITE PLAN-South Westfield Street-Depalma without prejudice.

VOTE 3-0-0

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

The Board received a request to continue this item to the December 15, 2022 meeting.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to continue the PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC until the December 15, 2022 meeting.

VOTE 3-0-0

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

This item was previously continued to December 15, 2022.

6. APPROVAL OF MINUTES November 17, 2022

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to approve the November 17, 2022 minutes.

VOTE 3-0-0

7. Correspondences

There were no items.

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

VOTE 3-0-0

Meeting adjourned at 7:05pm.