

AGAWAM PLANNING BOARD

January 21, 2010

MEMBERS PRESENT:

Travis P. Ward, Chairman
Violet Baldwin
Michael Morassi
Mark Paleologopoulos

ALSO PRESENT:

Pamela R. Kerr

Mr. Ward called the meeting to order at 7:00 PM.

1. APPROVAL OF MINUTES – January 7, 2010

Motion was made by Mr. Morassi and seconded by Mr. Paleologopoulos to approve the minutes of January 7, 2010 as written.

VOTE 4-0

2. PUBLIC HEARING CONT. – Amendment to Definitive Plan – Burlington Estates – sidewalks

John Rose, 139 Poplar Street was in attendance this evening. Ms. Baldwin provided the following notes of the 1/19/10 site visit to be included in the minutes. “In attendance were Michelle Chase, Town Engineer; Rick Seidnitzer, Engineering Department; John rose, 139 Poplar Street; Dan Muldoon and Bernie Leduc, developers, Travis Ward, Chairman and Violet Baldwin, Agawam Planning Board. The meeting was scheduled to address and answer Mr. Rose’s questions/concerns. Mr. Rose’s questions/issues are as follows: questions the need for sidewalks as he does not feel they are necessary; concerned that the installation of sidewalks is going to cause drainage and ponding on his property; and what is his liability if the sidewalk is put in. Ms. Baldwin explained to Mr. Rose the Planning Board’s policy requiring sidewalks on both sides of the streets in new subdivisions and advised him to discuss his safety issue questions with the Safety Officer, Sgt. Niles. Ms. Baldwin asked Ms. Chase to explain, in detail, the engineering department’s recommendation of schematics 3 and 4, and what, if any, impact this design will have on Mr. Rose’s property. Ms. Chase went over the elevations, pitch and grading of the proposed sidewalk and stated she felt that the design choice (3 & 4) would have the least impact to the property. Mr. Muldoon agreed to grade the property which will reduce the volume of water ponding. Additionally, after all attending parties walked the property, it was agreed that Ms. Chase’s suggestion to install a third curbcut would be beneficial. Ms. Chase further stated if the driveway was going to have continued use, Mr. Rose should apply for a driveway permit. Mr. Ward explained to Mr. Rose the

town's obligatory liability for sidewalk injuries. Mr. Rose stated he understood. The meeting ended at 10:52 AM with all parties agreeing on the choice of the combinations of schematics three and four and three instead of two curbcuts, the developer offering to do additional grading, Mr. Rose agreeing to keep the sidewalks free of snow and applying for a driveway permit if he intends to continue the use of the driveway." The Engineering Department submitted a memo today (dated January 21, 2010) outlining possible schematics to help alleviate Mr. Rose's concerns. Their recommendation is a combination of schematic #3 and #4. Mr. Rose stated that the developer has also agreed to help with grading on his property and he feels these changes will help alleviate any water ponding on his property. Mr. Morassi stated that he spoke with Michelle Chase and was told that any deviation in the top coat thickness and the final pouring of the joint will be exaggerated. Mr. Morassi stated that this work should be conducted in coordination with the Engineering Department. Mr. Paleologopoulos expressed concern with the gravel driveway and dirt in the street. Mr. Rose stated that he will make sure it is kept clean and that this driveway has only been used a few times. Mr. Paleologopoulos stated that he feels that moving the crosswalk further down on Burlington Drive (away from Poplar Street) would be beneficial. He expressed concerns over the upkeep of the sidewalk and gravel driveway for Mr. Rose. In closing, Mr. Rose stated he feels that the Engineering Department's recommendations (schematic #3 and #4) and a third curbcut, as well as assistance with grading from the developers, will help to alleviate his drainage concerns. He thanked the Board for their time and effort in addressing his concerns.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to close the public hearing on the amendment to Burlington Estates Definitive Plan.

VOTE 4-0

Motion was made by Mr. Morassi and seconded by Ms. Baldwin to amend the Definitive Plan for Burlington Estates to reflect a change in the sidewalk installation along property of Rose on Burlington Drive (approximately 300' from Poplar Street along Burlington Drive) as outlined in the 1/21/10 Engineering Department memo and is the combination of Schematic #3 and #4 and includes the installation of a Cape Cod style berm and a modified curb cut with minimal pitch (+/-1%); work is to be performed in coordination with the Burlington Estates contractor and the Agawam Engineering Department.

VOTE 4-0

3. SIGN REVISED PLAN – Dova Subdivision – Aimua

The revised plan for Dova is an as-built and was prepared to clarify engineering information. The Engineering Department has reviewed the plan and forwarded it to the Board for their signatures.

Motion was made by Mr. Morassi and seconded by Ms. Baldwin to sign the revised plan for the Dova subdivision.

VOTE 4-0

Motion was made by Ms. Baldwin and seconded by Mr. Morassi to amend the agenda to include the “add-on”.

VOTE 4-0

FORM A – Southwick Street – Stepanik

This plan shows the existing house now on a separate lot from the remaining property.

Motion was made by Mr. Morasssi and seconded by Ms. Baldwin to approve the plan for Stepanik on Southwick Street under “Subdivision Control Law Not Required”.

VOTE 4-0

The meeting adjourned at 7:50 PM.