AGAWAM PLANNING BOARD
January 7, 2010

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

ALSO PRESENT:
Deborah S. Dachos
Pamela R. Kerr

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

1. APPROVAL OF MINUTES – December 17, 2009

Motion was made by Mr. Morassi and seconded by Mr. Paleologopoulos to approve the minutes of December 17, 2009 as written.

VOTE 3-0-1 (Morassi abstained)

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

Mr. Rose was in attendance as well as the developers of the Burlington Estates subdivision – Dan Muldoon and Bernie Leduc (Burlington South Realty Trust). Mr. Muldoon stated that elimination of the sidewalk as requested by Mr. Rose would solve his potential water problem and that he did not agree with the suggestion of a dry well on the Rose property. He stated that they could install a cape cod berm in this area and loam and seed Mr. Rose's yard and that should take care of any potential problem. Mr. Rose stated that he met with the Engineering Department regarding his concerns. He reiterated that his property was never part of the subdivision and that the new lots have been built up. He went on to say that there was an oversight regarding water runoff onto his property and that the new roadway is now 6" above the previous road and that any sidewalk built will create a dam. He feels that a lowered spot in the proposed sidewalk to alleviate water flowing onto his property will create a hazard with pedestrians during freeze conditions. He went on to say that his foundation now has cracks in it since the construction of the new roadway. He is also concerned with effects on his only shade tree on the property. Ms. Baldwin stated that she met with the Town Engineer yesterday and feels that the second option as outlined in their memo to the Board seems feasible. The Engineering Department came up with three options. She went on to say that the Safety Officer comments reflect his concerns over safety of pedestrians. She then spoke of the Engineering Department's recommendation that a driveway and curbcut be

provided for access to Mr. Rose's rear property and the combination of that and the new sidewalk would help to alleviate Mr. Rose's concerns. Mr. Morassi stated that he also spoke with the Town Engineer and agrees that the second option seems most feasible and that the provision for a curbcut to the rear property would also help alleviate the problem. Mr. Rose reiterated his position that a sidewalk with a lowered spot will just create a dam with one area for water to flow over. He went on to say that in terms of safety, there are three sidewalks within the subdivision and he has photos of children walking in the street. Mr. Ward stated that the subdivision plan calls for sidewalks on both sides of the roadways; the Safety Officer recommends the same and that while he feels Mr. Rose's issues are valid, the size of the development warrants sidewalks on both sides. Mr. Rose again stated that there are three sidewalks already in the subdivision and that four houses use these sidewalks. He stated that school children walk to school in other areas where there are no sidewalks. Ms. Dachos stated that Mr. Rose's concerns regarding drainage can be taken care of and that they recently had the same issue on Coyote Circle. She went on to say that in that case the Engineering Department came up with a sidewalk design similar to option #2 and it seems to work well. She went on to say that when Burlington Estates was approved, there was a right of way for a possible future street located at the back of the subdivision. This provides a possibility that more homes would be built and more pedestrians would be using the sidewalks and more vehicles would be traveling on the roads. She then stated that in order to grant a waiver of the subdivision rules and regulations the Board must look at whether local conditions warrant a waiver and whether the waiver is in the Town's best interest. Mr. Ward stated that option #2 with a handicapped ramp and curbcut to the rear property should suffice. Mr. Morassi stated that the curbcut to the rear property is important so that vehicles are driving over the new sidewalk. Mr. Ward asked for any public input.

Vin Carbone, 44 West View Lane stated that he personally had a water problem on his property that was solved with grading and a dry well.

Mr. Muldoon stated that it would be very simple to grade off Mr. Rose's property to a berm and suggested that the crosswalk be moved farther down the street.

In conclusion, the members agreed to meet once more at the site with the Town Engineer, developer and Mr. Rose to view the situation and discuss option 2 of the Engineering Department's suggestions.

Motion was made by Ms. Baldwin and seconded by Mr. Morassi to continue the public hearing for the amendment to the Burlington Estates Definitive Plan to January 21, 2010.

VOTE 4-0

Mr. Ward and Ms. Baldwin agreed to arrange another site visit prior to the next meeting. They will ask the Town Engineer to be present. Mr. Muldoon and Mr. Rose stated that they would also like to be present.

3. SITE PLAN – Parrotta's Auto Sales/Repair – Main Street

Marc Shute of D.L. Bean, Inc. was in attendance to present this site plan which shows an addition to the rear of a new bay. The existing building contains three bays for repairs and a small office for used car sales. They have a used car license with fifteen spaces. Mr. Shute explained that they have filed with the ZBA for the addition to a non-conforming use. Ms. Dachos stated that the Engineering Department comments are a bit confusing. She stated that at the Team Meeting on this project there was discussion on which ordinance would pertain to this. It was agreed that the Used Car Ordinance takes precedence on this site and that ordinance specifically states that the parking spaces shall be 20' x 10' and there is no requirement to pave the lot. Mr. Morassi asked whey they are not paving. Mr. Shute stated that they could. Mr. Parrotta stated that there is a cost factor involved. Mr. Shute stated that the dumpster and fence have been shown and that the Building Inspector has requested that a main door be provided to the addition and he will show that on the plan.

Motion was made by Ms. Baldwin and seconded by Mr. Morassi to approve the Site Plan for Parrotta's Auto Sales/Reapirs on Main Street with the following conditions: the parking spaces shall be 10' x 20' as specified in Agawam's Used Motor Vehicle Ordinance and the main door that is being required by the building inspector shall be show on the plan.

VOTE 4-0

4. SIGN REVISED PLAN – Farmington Heights
Dova Subdivision

Marc Shute explained the engineering details that were changed on the Farmington Heights subdivision.

Motion was made by Mr. Morassi and seconded by Ms. Baldwin to sign the revised plan for Farmington Heights and to not require a public hearing on the changes.

VOTE 4-0

There was no one present to explain the changed on the Dova plan, therefore the Board tabled this item to the next meeting.

The meeting adjourned at 8:00 PM.