

AGAWAM PLANNING BOARD
November 17, 2011

MEMBERS PRESENT:
Travis P. Ward, Chairman
Violet E. Baldwin
David A. Chase
Mark R. Paleologopoulos

MEMBERS ABSENT:
Michael J. Morassi

ALSO PRESENT:
Deborah S. Dachos
Pamela R. Kerr

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

1. APPROVAL OF MINUTES – October 20, 2011

Motion was made by Mr. Chase and seconded by Ms. Baldwin to approve the minutes of October 20, 2011 as written.

VOTE 4-0

2. BOND STATUS – Capua Estates

Mr. Capua was in attendance this evening. The Performance Agreement for this subdivision will expire on November 30th. The Engineering Department submitted an updated punch list this afternoon. Mr. Capua stated that he contacted the Engineering Department several times this week and was informed that they did not need anything from him. Paving of the subdivision is scheduled for November 29th. He requested an extension this evening to January 12, 2012. He stated that some of the items on the most recent punch list were completed today and that he would be requesting a bond release. Mr. Ward explained to him that the Board cannot release his bond until all work has been completed and approved. He expressed his dissatisfaction for receiving the punch list this evening and not sooner.

Motion was made by Mr. Chase and seconded by Ms. Baldwin to extend the Performance Agreement for Capua Estates to January 19, 2012.

VOTE 4-0

3. FORM A – Main Street – Mushy's Golf Center LLC

Brian Huntley of Tighe & Bond was in attendance as well as Ben Axelman of Citizens Energy and John Tourtelotte of Rivermoor. Mr. Huntley explained that there are three parcels in the lease agreement at the Mushy's site for a proposed solar facility. This ANR plan shows the entire solar project will now sit on one parcel. He stated that the restaurant is on a separate lot and that is not changing. Mr. Ward asked how much parking that is used for the restaurant will be eliminated. The owner of the property was in attendance and stated that the restaurant is approximately 1,000 SF and he has twenty parking spaces and none will be lost with this project. Ms. Dachos stated that the parking for the restaurant should be shown on the site plan.

Motion was made by Mr. Chase and seconded by Mr. Paleologopoulos to approve the ANR plan for Mushy's Golf Center LLC on Main Street under "Subdivision Control Law Not Required".

VOTE 4-0

4. SITE PLAN – Main Street – Rivermoor-Citizens Agawam LLC

Brian Huntley of Tighe and Bond began the presentation by stating that the site is a capped landfill and currently a driving range and that they submitted a post closure use application to DEP for the construction of a 1.5 to 2 megawatt solar facility. Per the Fire Department they have "bumped out" an area with access for turnaround on the gravel maintenance road. He stated that in terms of maintenance, the site will be mowed four times per year or more if needed to keep the grass no longer than 8" and the clippings will be bagged. He stated that they have removed all panels from the restaurant site and have maintained the required setbacks and sideyards. He went on to say that the entire site will have a 9' chain link security fence with slats which will provide a visual barrier and there will also be a raised planted berm (shrubs). He also stated that per the Town Engineer the construction access road will be gravel on top of existing grade and no excavation into the ground. There is an existing Town of Agawam drainage easement on the site that they have stayed off of and there is also a MassDOT easement with a 30" line which they will straddle with the layout and panels will be above it. He stated that there is no easement on record and they are not proposing any changes to the manholes. Mr. Axelman then addressed the Board and stated that this is a similar situation to the facility on Shoemaker Lane and will be connected to the WMECO grid, however, this power will be sold to HP Hood which should provide them with an approximate \$50,000 savings in energy costs. He went on to say that there will be 7,000 panels. Mr. Ward asked what type of impacts they anticipate. Mr. Huntley explained that this site is a soil capped landfill (approximately 2'); wear and tear on the site will primarily be on the access road; a small amount of gravel will be placed under each pad; and the ballasts will sit on-grade piers. He went on to say that an interconnection agreement with WMECO will be needed. Mr. Tourtelotte stated that this proposal is the same type of construction that they have used on brownfield sites in eastern Massachusetts. At this time Mr. Chase removed himself from the discussion.

Ms. Baldwin asked what the setback for the secondary interconnection is. Mr. Axelman stated 200'. Mr. Paleologopoulos asked if there were any security concerns with the site (i.e. active vents for gas). Mr. Axelman stated that there will be a 9' fence with slats and a 3' berm in the front of the site and the remainder of the site will have a 6' chain link fence with no slats and that Police and Fire will have a key to the gate. He then stated that the owner of the parcel has a direct line of sight from the restaurant as well. Mr. Paleologopoulos then asked about snow removal. Mr. Axelman stated that there is generally no a need for snow removal; the site will be monitored and operated remotely and they do not intend to plow it. Mr. Paleologopoulos then asked about Fire access. Ms. Dachos stated that Fire access is needed for possibly brush fires. Mr. Tourtelotte stated it would also be needed for ambulance access during construction. Mr. Ward requested that the information on the parking at the restaurant be submitted to the Board or shown on the plan.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the Site Plan for Rivermoor-Citizens Agawam LLC on Main Street with the following conditions: information on the number of parking spaces at the Main Street Grill restaurant and documentation that there is adequate parking is to be provided to the Planning Board; a sample of the proposed slats to be used in the 9' security fence is to be submitted to the Board; and all professional staff comments are to be addressed.

VOTE 3-0-1 (Chase abstained)

5. BOND RELEASE – Dova Subdivision

Mr. Aimua has requested a release of bond on the Dova subdivision. The current amount being held is \$3500. The Engineering Department submitted a memo stating that they are waiting for an as-built plan before they can recommend release.

Motion was made by Ms. Baldwin and seconded by Mr. Chase to deny the request for release of bond on the Dova subdivision based on the Engineering Department comments.

VOTE 4-0

6. DISCUSSION – Zoning Revisions – J. Messick, Ch., Zoning Review Committee

Town Council member and chairperson of the Council's Zoning Review Committee Jill Messick was in attendance this evening to discuss the Board's proposed zoning revisions. Ms. Dachos explained that after Jessica Allan's presentation to the Council on her findings of her zoning review, the Council referred the matter to the Zoning Review Committee. She also stated that there is a possibility of technical assistance funding for the PVPC to write some of the recommendations. Ms. Messick suggested that the Board submit proposed zoning amendments in increments starting with the level of ease. It was agreed that the first (Round 1) should be: definition of family; reference to building

materials (Ms. Dachos stated that Jessica Allan can provide samples of both); definitions; and dimensional standards. Ms. Dachos stated that she would ask Ms. Allan to update the definitions that were prepared previously. Mr. Chase stated that during the interviews, he found there was a need for parking regulations and standards. Ms. Dachos agreed and stated that if the parking regulations were included in the Zoning Bylaws they would then be enforceable by the Building Inspector.

7. DISCUSSION & VOTE - PVPC Valley Vision Update

The members received copies of the Pioneer Valley Planning Commission's Valley Vision Update. The PVPC is asking for endorsement of a Memorandum of Agreement by the Mayor.

Motion was made by Mr. Paleologopoulos and seconded by Mr. Chase to recommend that the Mayor endorse the Memorandum of Agreement with the Pioneer Valley Planning Commission regarding the Valley Vision Update.

VOTE 4-0

8. PVPC – Vote for Commissioner and Alternate

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to appoint Mr. Chase as Agawam's Alternate Commissioner to the PVPC.

VOTE 4-0

Motion was made by Mr. Chase and seconded by Ms. Baldwin to appoint Mr. Paleologopoulos as Agawam's Commissioner to the PVPC.

VOTE 4-0

The meeting adjourned at 8:30 PM.