

AGAWAM PLANNING BOARD  
March 4, 2010

MEMBERS PRESENT:

Travis P. Ward, Chairman  
Violet Baldwin  
Mark Paleologopoulos

MEMBERS ABSENT:

Michael Morassi

ALSO PRESENT:

Deborah S. Dachos  
Pamela R. Kerr

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

1. APPROVAL OF MINUTES – January 21 & February 18, 2010

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to table the January 21, 2010 minutes to allow for corrections/additions.

VOTE 3-0

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to approve the minutes of February 18, 2010 as written.

VOTE 3-0

2. SITE PLAN – 1504 Main Street – Twisty's – Cirillo

Tony Cirillo was in attendance this evening to present this Site Plan which shows an existing deck to be enclosed (286 SF) and an addition to the existing kitchen (360 SF). He stated that a handicapped bathroom will be part of the new addition and that there will be seating for 18 with these projects. Mr. Ward asked what the addition would be supported with. Mr. Cirillo stated 2" x 10"s and sauna tubes. Ms. Baldwin asked whether the dumpster had been fenced as was called for on the original site plan approval. Mr. Cirillo stated that dump trucks that were accessing the dumpster had hit the fence and he had removed it. He stated that he will install the stockade fence around the dumpster as was originally approved. Mr. Paleologopoulos asked if the same amount of seating would exist as with the deck. Mr. Cirillo stated there would be less due the additional of the h/c bathroom. Ms. Baldwin asked whether he had Conservation Commission approval for this plan. Mr. Cirillo stated no, the plan was being revised and that he goes back before the Commission next week. Ms. Dachos stated that DEP sent a response that an incorrect filing fee was submitted and they will not start their review

until that is resolved. She then went over her review of this plan: the standard landscaping note is to be added to the plan; and asked about exterior lighting. Mr. Cirillo stated that there are two new telephone poles with lights and also attached lights on both sides of his door. Ms. Dachos stated that the proposed lighting must be shown on the plan as well as the existing and cut sheets and dimensions should be provided. Mr. Ward reminded Mr. Cirillo that all lighting must be shielded and no wall packs should be proposed. Ms. Dachos then pointed out that since the November, 2007 site plan approval, two major alterations have occurred at this site: large refrigeration unit located at the rear of the kitchen and a deck was constructed for another refrigeration unit. Mr. Cirillo stated that the first item is a freezer on wood pallets which he stated is not bolted down. He went on to say that the Conservation Commission has asked that the plan be revised to show that unit and deck. Mr. Paleologopoulos asked if the chimney that is shown is functional. Mr. Cirillo stated it is used to vent his hot water heater only. Ms. Dachos then brought up a letter from Mass. Highway Department from October, 2008 where Mr. Cirillo was instructed to remove the large boulders from the highway layout. Mr. Cirillo stated that he put the boulders there for safety and decoration and that he originally had peastones which he removed at the request for MHD and then put in the boulders with decorative mulch. He agreed to contact MHD and move the boulders back further. He then went on to say that he originally wanted to construct these additions for this season however, he may not do it until November. Mr. Ward then asked about the February 18, 2010 Engineering Department comments. Mr. Cirillo stated that he will contact Engineering regarding the comments as he feels this use is grandfathered from having to install an oil/grease separator.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to table the Site Plan for Twisty's, 1504 Main Street to the next meeting to allow for Mr. Cirillo to address the following: show both refrigeration/freezer units on the plan; show all existing and proposed lighting on plan; add the landscape maintenance note to the plan; provide the stockade fence around the dumpster; gain approval from the Conservation Commission.

#### VOTE 3-0

### 3. SITE PLAN – Six Flags New England – 2010 Park Improvement Projects

John Furman of VHB was in attendance as well as Larry Litton and Chuck Davis of Six Flags New England. Mr. Furman explained that there are six different projects contained in this site plan submission and he went over each project for the Board:

- 1) **VIP/Employee Entrance** – He explained that this project proposes a new entrance for employees and deliveries on the southern end of the Park and that the purpose is to establish a parking entrance for VIP guests, separating this traffic from employee and delivery traffic. The improvements for the existing curbcut which will become the VIP Entrance include minor widening and streamlining of traffic flow to allow traffic alignment towards two new attendant booths. The booths will service vehicles from each side, providing four lanes. Once exiting

the booths, guests merge into the same traffic lane which is utilized under the existing conditions to access the VIP parking lot. He stated that the Planning Department's review of this plan states that no landscaping plan has been provided and the location of the new driveway in relation to the existing residences is a concern. Mr. Furman stated that some landscaping exists in this area and they will review it and supplement it, if necessary. Ms. Baldwin asked if additional lighting was being proposed in this location. Mr. Furman stated no and that the existing signage is sufficient and they are not proposing more signs at this time. Mr. Ward stated that initially, employees may not be aware of the new entrance and suggested a small sign. Mr. Davis agreed that may be an issue but they are not too concerned as they employees will go through training with human resources and will be informed of the proper entrance at that time. Larry Litton, General Manager of Six Flags stated employee orientation includes a video and addresses where they should park or be picked up/dropped off. Mr. Paleologopoulos stated that patrons may also try to use this entrance. Mr. Litton stated that he is not opposed to additional signage if it is needed. Mr. Furman then briefly went over the Engineering Department comments which include the need for additional stormwater calculations and stated that these will be addressed.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the new entrance for Six Flags New England with the following conditions: the existing landscaping be supplemented if necessary; signage be reviewed and additional sign to be provided if necessary; the Engineering Department comments dated March 4, 2010 are to be addressed.

VOTE 3-0

2) **Mr. Six Splash Island** - This project involves the partial redevelopment of an existing area within the Water Park and includes the addition of a small water feature – a zero entry pool with a water depth of approximately 1.5 feet. An existing drain line will be relocated around the pool footprint. The location is in the vicinity of two other existing pools and will include concrete pad areas for the addition of shade structures. The area is designed to allow moveable seating/lounges to be positioned around the three pools. The footprint of the water park must expand to provide clearance for the new water feature. This expansion will reduce the VIP parking area located adjacent to the Water Park. The expansion is approximately 4,776 sf and will reduce the number of parking spaces by 19 spaces (from 293 to 274). Mr. Paleologopoulos asked what type of shade structures are being proposed. Mr. Davis stated they would be wood structures with metal roofs. At this point an abutter to the Park asked Mr. Ward if he could speak. Ed Czelazewicz, 1720 Main Street asked how many patrons would be allowed in the pool. He stated that the noise level that exists is intolerable. He asked if an additional sound barrier was being proposed. Mr. Davis stated that the capacity for this pool is less than 150 people and that this attraction will not add to the density of the Water Park. Mr. Czelazewicz stated that the attractions are getting closer to Main Street and he is very concerned with the noise levels. He stated that he feels the Town should enforce DEP's

noise policy. Mr. Ward explained that this is an allowed use. Although this was not a public hearing there was another member of the audience who asked to speak. Gary Liquori, Barry Street spoke in favor of Six Flags as being a good business for the town.

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to approve the Mr. Six Splash Island for Six Flags New England.

VOTE 3-0

- 2) **Walk-Up Johnny Rocket Restaurant** – Mr. Furman explained that this project is the proposed installation of an 864 sf restaurant within the existing Water Park which is intended to be a walk-up. He stated that the proposed area is currently pavement. An exterior grease trap will be installed for this.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the Walk-up Johnny Rocket Restaurant for Six Flags New England.

VOTE 3-0

- 3) **Kodak Meet-N-Greet (2)** – Mr. Furman explained that there are two Kodak Meet N Greets proposed: One within the existing park midway and the second near the entrance to Crack-Axle Canyon. He stated that these are areas where park guests can meet park characters and obtain pictures with them. The areas consist of three components: a scheduling sign advertising the times for guests to meet the characters; the Meet-N-Greet area which consists of cloth tent over a concrete pad and a concrete pad for the Kodak Photo Booth.

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to approve the two Kodak Meet-N-Greets for Six Flags New England.

VOTE 3-0

- 4) **New Warehouse** – Mr. Furman explained that this is a proposed 38,000 SF facility located at the southeast corner of the park. He stated that there will be approximately 2,000 SF of office space in the front; approximately 34,000 SF of warehouse space; and exterior coolers (8' to 10' high). The building will be 40' tall. He went on to say that approximately 28 parking spaces (2 h/c spaces) will be provided for the offices. He stated that this plan addresses comments he received at the Team Meeting for the project and went on to say that the location for this warehouse is was chosen as this area is "boxed in" with the Connecticut River and a Tennessee Gas Pipeline easement that runs through the property. He stated that there is an existing sound wall which will be at the rear of the building. Ms. Baldwin asked about trucking stacking. Mr. Furman stated that they expect approximately 28 deliveries a week or four trucks per day. Ms. Dachos stated that there is an immediate abutter to the south and providing stacking room furthest

away from this area would be better for idling trucks. Mr. Furman stated that there is a five minute idling state policy and that the proposed stacking area is approximately 100' from the back of the vehicles to the existing residences. Mr. Paleologopoulos asked if this area would be striped for clarity. Mr. Furman stated they could add stripes to the pavement. Mr. Ward suggested striping or a sign and then asked for more information on the sound wall comment by the Engineering Department. Mr. Furman stated that their plan shows fill being placed at the rear of the warehouse on both sides of the sound wall and that the building inspector has stated that the placement of the fill will make the sound wall no longer 20' high. Mr. Furman then stated that the sound wall was installed as part of the Superman Ride and that the height of that ride has not changed. They will be seeking an advisory opinion from the Board of Appeals. He went on to say that their next option would be to construct a small retaining wall between the sound wall and the building – no fill would be placed up against the wall and nothing would be done to the back side of the wall. He then went over the stormwater management comments by the Engineering Department and stated that a water quality swale along the southern property line is proposed with a drywell. Ms. Dachos asked if there would be standing water in the swale. Mr. Furman stated the soils in this area are compacted and they don't anticipate any issues with it draining. He went on to say that the swale allows for maximum infiltration and water would not over-top the swale. Mr. Paleologopoulos then asked if anything different would be stored in the warehouse. Mr. Davis stated just food and merchandise. Mr. Paleologopoulos asked what their plans are for the existing warehouse. Mr. Davis stated that they will continue to use it for storage. Mr. Furman they stated that the only lighting proposed is on the sides of the building. Mr. Ward stated that the lights must be shielded. Mr. Davis stated that there will be no light on the south end of the building. Ms. Dachos questioned whether the lights would be visible over the top of the sound wall. Mr. Furman stated no. The members agreed that this item be tabled to allow for outstanding comments to be addressed. Ms. Baldwin and Mr. Paleologopoulos stated that they would be making a site visit prior to the next meeting to view the area of the warehouse.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to table the new warehouse for Six Flags New England to the next meeting to allow for the Engineering Department comments to be addressed and for any design changes that may be necessary.

#### VOTE 3-0

#### 4. DISCUSSION – Meadow Street – correspondence re: apartments

Chuck Calabrese was in attendance this evening as well as Mr. and Mrs. DeCaro. Mr. Calabrese prepared a written response for the Board members regarding the letter sent by the DeCaro's attorney. 1) Lights – Mr. Calabrese agreed to cut the poles down to 7'. He stated that he chose the lights out of a catalog and didn't realize they were taller than the approved lighting. Mr. Ward stated that the lights must also be shielded. Mr. Calabrese

agreed to provide shielding. 2) Concrete Pad – Mr. Calabrese stated that he will remove the pad and seed the area. The dumpster had previously been placed there but was moved as it was not in the location as approved. He stated that he would like to have put a picnic table on it but he will now remove it. 3) Extra parking space – he stated that he would remove that also. The Board members did not feel the extra space was a material change and they did not feel it needed to be removed. Mr. Calabrese then spoke of the water pooling/ponding issue. He stated that the drainage pipe is the correct size and was installed correctly and was inspected and approved by the Engineering Department. Ms. Dachos showed him a photo of the ponding water that Mr. and Mrs. DeCaro submitted at the last meeting. Mr. Calabrese stated that there were leaves blocking the grate and that's what caused that situation. He went on to say that the Engineering Department witnessed a 10' x 5' area with two inches of water that was gone by the end of the day. He also stated that there is no way that water is going over the catch basin onto the DeCaro's property and that he built up the back of the berm by 4'. He stated that he would take pictures of every rain event in April and submit them to the Board the first week in May. He then brought up the fence around the detention pond that has not been constructed. He stated that since it is private property the Town would not have liability over the detention basin. He submitted letters from abutters who support having no fence around the basin. Ms. Dachos explained that the Planning Board requires a fence around a detention pond in any residential area. Mr. Ward stated that the fence is shown on the approved plan and therefore must be installed. The plan shows a white vinyl fence. Mr. Calabrese agreed to install the fence.

At this point Mr. Ward summarized what was agreed upon this evening: lights to be shortened and shielded on the DeCaro side; dumpster pad is to be removed; pooling of water - will wait til end of April to revisit. Mr. DeCaro stated that he has had to put up with this drainage problem all winter and that there is a "skating rink" there. Mr. Ward explained that they are doing all they can to resolve these issues. Ms. Baldwin stated that they will address what they can now. Mr. Paleologopoulos stated that the Board's previous letter stated that Mr. Calabrese should have D.L. Bean check the invert on the detention basin to certify it is functioning properly. Mr. Ward added that to this evening's summary and also that the fence shall be installed around the detention basin per the approved plan. This matter will be put on the Board's last meeting in April or first meeting in May.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to amend the agenda to include the "add-on's".

VOTE 3-0

5. FORM A – North Street Ext. – VIP Homes

This Form A is the same plan that was submitted last year and denied by the Planning Board. The property contains a paper street. Attorney Gary Liquori was in attendance as well as Ron Huot, R.L.S. who drew this plan and Vladimir Ruha of VIP Homes. Attorney Liquori stated that there will be a transfer of fee interest to VIP Homes on a

portion of this property. Ms. Dachos explained that the ROW has never been abandoned and that it was explained to his client a year ago that there is a process to go through to abandon a paper street. Attorney Liquori agreed there is a process through Land Court but that will put an added expense on his client. After discussion, he stated that he would be willing to withdraw the plan this evening to allow two weeks to investigate the matter. He submitted a written request this evening.

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to accept the applicant's withdrawal this evening of the Form A for property on North Street Ext. by VIP Homes.

VOTE 3-0

The meeting adjourned at 9:00 PM.