

AGAWAM PLANNING BOARD  
April 1, 2010

MEMBERS PRESENT:

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

ALSO PRESENT:

Deborah S. Dachos

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

1. APPROVAL OF MINUTES – March 18, 2010

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

VOTE 4-0

Motion was made by Ms. Baldwin and seconded by Mr. Morassi to amend the order of the agenda.

VOTE 4-0

2. SITE PLAN – Six Flags New England – new warehouse

Motion was made by Mr. Morassi and seconded by Mr. Paleologopoulos to table the Site Plan for Six Flags New England – new warehouse to the next meeting as requested by the applicant's representative.

VOTE 4-0

3. DISCUSSION – Offer of Land – School Street Grimaldi

Ms. Dachos stated that immediate abutters to this parcel were notified of tonight's meeting. Karen Vella, 175 Meadowbrook Drive and Chris Gregory of 129 Meadowbrook Road were in attendance and stated that there is support by the neighborhood for the Town to accept this land by Ms. Grimaldi. Members of the Board did not have a chance to walk the property since the last meeting but would still like to do that before making a recommendation to the Mayor.

Motion was made by Mr. Morassi and seconded by Ms. Baldwin to table the Discussion on the Offer of Land on School Street by Ms. Grimaldi to the next meeting.

VOTE 4-0

4. PERF. BOND, PERF. AGREEMENT & RELEASE OF COVENANT – Tiny Bull Estates

Ms. Dachos reminded the Board that at the last meeting the bond was set at \$328,000 for Phase I of Tiny Bull Estates conditional upon a performance agreement to be executed. Since then, she stated, in-house meetings have been held to discuss the matter and there has been a lack of consensus on the wording of the Performance Agreement. The developers were in attendance this evening and were asked why the sewer testing was not completed. Mr. Nadolski stated that they had to pick a point at which to stop doing work until they could start getting building permits. He went on to say that they have no problem testing the sewer and will be glad to do it. Ms. Dachos stated that the Town needs to know if the sewer has been installed properly. The members agreed that the sewer testing should be done as soon as possible. There was a lengthy discussion regarding possibly changing the phasing of project. Mr. Morassi indicated that he met with the Town Engineer and it was suggested changing Phase 1 to include lots 1-3 & 16-18. The developers were asked if they were willing to have phase I include those lots if it meant a reduced bond amount. They agreed. It was also agreed upon that the sewer must be inspected prior to any building permits being issued. The Board and developer discussed the problems with the existing detention pond and where in the process they should be addressed. The developer discussed difficulties that they would have in changing the design of the detention basin because they thought it would kick in a new review by DEP. It was agreed that the detention pond must be at a minimum redesigned to alleviate the standing water. The Board indicated that the sewer for the whole subdivision must be tested – not just for the Phase I lots.

Motion was made by Mr. Morassi and seconded by Ms. Baldwin to send a letter to the Town Engineer asking for a bond amount for a new Phase I (lots 1-3 and 16-18) and to include the cost for the detention pond and sewer by April 9<sup>th</sup>; and that a follow-up meeting on this new bond amount will be held on April 13<sup>th</sup> (11:00 – 1:00 PM) with all parties and the Town Engineer to be present as well.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to rescind the previous bond amount that the Board set for Phase I Tiny Bull Estates due to the inability to reach a consensus on the Performance Agreement which was a condition of that bond setting.

VOTE 4-0

Motion was made by Ms. Baldwin and seconded by Mr. Morassi to table the Performance Bond, Performance Agreement and Release of Covenant for Tiny Bull Estates as a new bond amount is being requested.

VOTE 4-0

2. SITE PLAN – King Yen – Springfield Street – cooler addition

Ms. Dachos presented this site plan which shows the installation of a 10' x 10' walk-in cooler to the exterior of the building. There was discussion regarding the close proximity of residences and the noise level that would be generated with this addition. The members agreed that the type of noise reduction shielding should be recommended by the professional installers.

Motion was made by Ms. Baldwin and seconded by Mr. Morassi to approve the Site Plan for a 10' x 10' walk-in cooler on the exterior of the existing King Yen building at 340 Springfield Street with the condition that the northern side of the condenser unit be shielded for noise reduction as recommended by the professional installers.

VOTE 4-0

The meeting adjourned at 8:45 PM.