

AGAWAM PLANNING BOARD
April 15, 2010

MEMBERS PRESENT:

Travis P. Ward, Chairman
David Chase
Michael Morassi
Mark Paleologopoulos

MEMBERS ABSENT:

Violet Baldwin

ALSO PRESENT:

Deborah S. Dachos
Pamela R. Kerr

The meeting was called to order by Mr. Ward at 7:00 PM. Mr. Ward then welcomed David Chase as a new Planning Board member.

1. APPROVAL OF MINUTES – April 1, 2010

Motion was made by Mr. Morassi and seconded by Mr. Paleologopoulos to approve the minutes of April 1, 2010 as written.

VOTE 3-0-1 (Chase abstained)

2. SITE PLAN – Springfield Water & Sewer Commission – M Street Ext.

Dave Goncalves of Tighe and Bond was in attendance to present this Site Plan for the construction of an approximately 1,200 SF truck loading building, 16' high and to be located adjacent to the existing building. Mr. Ward asked what type of materials the building would be. Mr. Goncalves stated that it will be a sheet metal building with concrete footings. Mr. Paleologopoulos asked what demolition would be needed as it is noted on the plan. Mr. Goncalves stated that there are existing bollards to be removed. Mr. Morassi asked if the overhead walkway exists. Mr. Goncalves stated yes and it will remain. It has a conveyor for moving the sludge. Mr. Ward asked how much this plan would increase the activity at the site. Bruce Leiter of Springfield Water & Sewer stated approximately two additional trucks per day will be using the facility and that this operation will be less odorous than the compost facility.

Motion was made by Mr. Morassi and seconded by Mr. Chase to approve the Site Plan for Springfield Water & Sewer Commission's new truck loading building on M Street Ext. conditional upon any professional staff comments.

VOTE 4-0

3. SITE PLAN – Insurance Center of New England – Suffield Street

Jeff Squire of The Berkshire Design Group was in attendance to present this Site Plan which shows the renovation of the former Oaks Banquet Facility at 1070 Suffield Street to house two tenant spaces – one for The Insurance Center of New England and the other to be leased. He stated that the two existing curbcuts will remain the same; some pavement will be removed and will be loamed and seeded for lawn; there will be a reduction in the number of parking spaces and reduction in impervious area on both parking areas. He stated that the existing catch basins will be cleaned and no modifications to them are proposed. He also stated that a stone lined rain garden will be installed; new landscaping to be installed; and new site lighting will be installed. Mr. Squire then went over Ms. Dachos's review and stated that he has addressed the following: placed the address on the plan; placed the required landscape maintenance note on the plan; has provided cut sheets on the site lighting; and stated that the building will be beige metal painted with maroon accent board. He then stated that he received the Engineering Department comments today. Mr. Paleologopoulos then went over the Engineering items separately. 1) ...regrade entrance drive.... Mr. Squire stated that they will grade to the catch basins. 2) Confirm outfall conditions....Mr. Squire stated that the outfalls will be cleaned up and stabilized. 3) ...handicap ramps/panels. Mr. Squire stated that the detectable panels will be installed per ADA regulations. 4) This comment involves snow storage and stormwater flow and recommends a new catch basin at the southeast corner. Mr. Squire stated that the drainage will sheet flow from the parking lot over the grassed area to two existing catch basins. He stated that there is 3' to 4' of grade difference. Mr. Paleologopoulos stated that the current lots drains in this manner and the proposal will reduce the area of the parking. He didn't see that to be a problem. Mr. Squire stated that they could move the proposed snow storage area. Mr. Paleologopoulos stated that he favors using the lawn area to filter the runoff. Mr. Chase stated that if the drainage worked before the proposal, this will only improve the conditions and he supports the design as is. Mr. Morassi also stated that he favors the current design. 5) ...catch basins in eastern grassy area to have additional contours....Mr. Squire stated that he will provide spot elevations. 6) ..spot grades around curb inlets....Mr. Squire stated there will be stoned swales at either end of plot. 7) ...sewer service cleanouts every 100 feet....Ken Crochiere (contractor for the proposal) stated that he has video'd the line and submitted it to the Town (per Team Meeting comment). 8) This comment is in regard to the driveway narrowing to 19'. Mr. Squire stated that at its narrowest, the driveway is at 20' and widens to 26'. He stated this is an existing driveway and can accommodate two-way traffic. 9) ..north sidewalk to building...travel slope. Mr. Squire stated that the sidewalk referenced is flat. He then went over the proposed lighting. He stated they will be 20' high poles and fully cut off. The canopy will have recessed lights (flush). Mr. Crochiere stated that there will be building lights. Mr. Squire stated that cut sheets on the building lots can be provided. He also stated that there is a ground sign at the stone wall and can provide the Board with the specifications.

Motion was made by Mr. Morassi and seconded by Mr. Chase to approve the Site Plan for The Insurance Center of New England, 1070 Suffield Street with the following conditions: the April 15, 2010 Engineering Department comments are to be addressed with the exception of comment #4; cut sheets on the proposed building lighting are to be submitted to the Planning Board as well as the proposed sign specifications.

VOTE 4-0

4. 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

5. DISCUSSION – School Street – offer of land

Mr. Paleologopoulos stated that he visited this property and from Meadowbrook Road it is very wet. He stated that it doesn't appear it can be used as it is so wet. He went on to say that while he is not opposed to the Town accepting this property, he does not see any benefit to the Town by doing so. Ms. Dachos explained to the members that years ago the Conservation Commission suggested that the Town amass as many parcels as they could in this area which contains approximately 40 acres of floodplain to ensure its protection. She stated that the Commission recently voted in favor of the Town accepting this parcel. She went on to say that Ms. Grimaldi could file for an abatement on the land every year or stop paying taxes on it. She also stated that years ago the Granfield brothers offer the Town property in this area and it was refused by the Town. Mr. Chase asked what the legal process for this offer is and whether the law department has reviewed it. He stated that he would be concerned with whether it's a "clean site", and whether there are there any liability issues. Ms. Dachos explained that the offer gets forwarded to various boards and commissions for their input and they submit written recommendations to the Mayor. She stated that illegal dumping may be an issue. Mr. Chase then asked what would be the benefit to the Town in accepting it if it doesn't appear to be developable. Ms. Dachos stated that the Conservation Commission's opinion is that the area is a valuable resource with the floodplain it contains and the wildlife habitat and that by the Town accepting it, ensures the protection of the land. She went on not to say that regulations could change. Mr. Ward stated that he does not see this property as "part of a big picture" or master plan and would not be in favor of accepting it.

Motion was made by Mr. Morassi and seconded by Mr. Chase to send a negative recommendation to the Mayor regarding the offer of land on School Street by Ms. Grimaldi as they do not see any clear value to the Town by accepting it.

VOTE 3-1-0 (Paleologopoulos opposed)

6. FORM A – Begley Street - DePalma

The members reviewed the plan submitted by DePalma on Begley Street and did not feel that they had enough information to vote on it. The applicant was not in attendance to answer questions. Ms. Dachos informed the members that their next agenda will contain a Site Plan for a day care facility on this property. The members agreed to take no action on the Form A this evening.

7. BOND SETTING – Tiny Bull Estates Phase I Lots 1-3 & 16-18

Mr. Ward stated that he and Mr. Morassi attended an in-house meeting that was held this week. Also in attendance: Town Solicitor, Ms. Dachos, developers, Town Engineer. Mr. Morassi explained that at that meeting they discussed options to allow the developers to proceed on the subdivision. He stated option B of the Engineering Department memo dated 4/14/10 was agreed upon with a redesign of the detention pond with a connection to the street drain (School Street). The developers were in attendance this evening. Mr. Ward asked them if they had a date for the sewer inspection yet. Mr. Nadolski stated that he has ordered the test but has not received a date yet. The members then discussed the proposed turn around on lot 4 and blocking off the street with saw horses or barrels as the DPW does not want traffic traveling on Tiny Lane during Phase I. Mr. Morassi stated that he no longer supports the turn around on lot 4 as the cul-de-sac exists on this street and would be sufficient for fire trucks to turn around. He stated that he does support blocking off either end of the roadway on Tiny Lane. Also, he stated that the developer is to raise the manhole covers to grade as was agreed.

Motion was made by Mr. Paleologopoulos and seconded by Mr. Chase to set the bond for Phase I (Lots 1-3 & 16-18) Tiny Bull Estates at \$187,100 as recommended by the Engineering Department conditional upon the sewer for the entire subdivision being tested prior to a Performance Agreement being signed; and the following items must also be addressed: Tiny Lane is to be blocked off at both ends with light, movable measures (i.e. barrels) to ensure that this section of road is not traveled on; all manholes are to be raised to grade and must be acceptable to the Engineering Department; April 14, 2010 Engineering Department comments are to be addressed regarding the redesign of the detention basin; and the sight distance area is to be cleared as noted on the Definitive Plan.

VOTE 4-0

Motion was made by Mr. Morassi and seconded by Mr. Chase to amend the agenda to include the “add-on’s”.

VOTE 4-0

8. RE-SIGN – Form A – Mark Drive – Langone

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Ms. Dachos explained that this plan was approved previously but was not recorded. New signatures are now needed on the plan.

Motion was made by Mr. Paleologopoulos and seconded by Mr. Chase to re-sign the Form A for Langone on Mark Drive.

VOTE 4-0

The meeting adjourned at 8:45 PM.