

AGAWAM PLANNING BOARD
April 7, 2011

MEMBERS PRESENT:

Michael J. Morassi, Acting Chairman
Violet E. Baldwin
David A. Chase
Mark R. Paleologopoulos

MEMBERS ABSENT:

Travis P. Ward, Chairman

ALSO PRESENT:

Deborah S. Dachos
Pamela R. Kerr

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

1. DISCUSSION – zoning – Jessica Allan, Pioneer Valley Planning Commission

Jessica Allan of the Pioneer Valley Planning Commission was in attendance this evening to discuss with the Board her work in reviewing the zoning bylaws. She explained that funding for this work was approved through a grant as part of the District Local Technical Assistance (DLTA) program of the Department of Housing and Community Development and the work must be completed by December 31, 2011. She went on to say that a requirement of this grant is that sustainable development principles be included in the project. She stated that Ms. Dachos had provided her with a copy of the 1999 report that was done by Attorney Mark Brobowski who she referred to as a leading expert on zoning and found that it contained excellent recommendations on removing illegalities and inconsistencies. She asked if the members wanted her to review and incorporate that document as part of her role. The members felt that was appropriate and stated that their interviews with the various town department heads and Councilors are in progress. Mr. Paleologopoulos stated that the individual meetings should be completed very soon and he and Ms. Baldwin mentioned the following issues as being brought up by the various individuals they have met with regarding the Zoning Bylaws: is not a user-friendly document; does not flow, is not consistent; there no special permit procedure; is too technical; allows too much discretion/interpretation; and should provide clear guidance. Ms. Dachos stated that it should list the uses allowed by Special Permit. Mr. Morassi stated that he would like to clarify the Board's responsibility with regard to allowed vs. good planning. Upon further discussion the members felt that the entire Town Council should be interviewed and not just the zoning review committee of the Council as was previously intended. The members agreed to complete their interviews by the end of May and Ms. Allan will attend the Board's first meeting in June with an update. She stated that she will aim to have a completed document by August and finalized by

September. It was then agreed that a public meeting would be held with area developers, builders and businesspeople to get their input.

2. BOND SETTING - & RELEASE OF COVENANT - Lot 2 Wisteria Lane

When the bond for this subdivision was released there were three vacant lots that were put under Covenant. At that time the Engineering Department stated that \$3300 would be required for individual lot bonds. The new owner of lot 2 has applied for a building permit and now must post a bond.

Motion was made by Mr. Paleologopoulos and seconded by Mr. Chase to set the bond amount at \$3300 for lot 2 Wister Lane based upon the Engineering Department's previous recommendation.

VOTE 4-0

Motion was made by Mr. Chase and seconded by Ms. Baldwin to execute a Release of Covenant pending the receipt of the \$3300 bond for lot 2 Wisteria Lane.

VOTE 4-0

3. APPROVAL OF MINUTES – March 17, 2011

Motion was made by Mr. Chase and seconded by Ms. Baldwin to approve the minutes of March 17, 2011 as written.

VOTE 3-0-1 (Morassi abstained)

4. PVPC UPDATES- There was nothing to report on PVPC updates.

5. CORRESPONDENCES

Ms. Baldwin received a letter regarding her Community Preservation Act Committee appointment as representative of the Planning Board. Her term will expire in April.

Motion was made by Mr. Chase and seconded by Mr. Paleologopoulos to appoint Violet Baldwin as the Planning Board's representative on the Community Preservation Act Committee once again.

VOTE 3-0-1 (Baldwin abstained)

The meeting adjourned at 8:20 PM.