

AGAWAM PLANNING BOARD
May 6, 2010

MEMBERS PRESENT:

David A. Chase, Acting Chairman
Violet Baldwin
Mark Paleologopoulos

MEMBERS ABSENT:

Travis P. Ward
Michael Morassi

ALSO PRESENT:

Deborah S. Dachos
Pamela R. Kerr

Mr. Chase called the meeting to order at 6:50 PM.

1. APPROVAL OF MINUTES – April 15, 2010

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to approve the minutes of April 15, 2010 as written.

VOTE 2-0-1 (Baldwin abstained)

2. SITE PLAN – Easthampton Savings Bank – Main Street

Suzanne Ziencina of Easthampton Savings Bank (ESB) was in attendance. She gave a brief overview of planning for this new building which is located in Agawam's Historic District. She stated that ESB has experience with historic buildings and stated that, after meetings and input of the Historical Commission, this new building has been designed or modeled after the C.W. Hastings Market that originally occupied the site. She went on to say that they purchased 25' of property from the Town of Agawam to allow for the design as shown and the proper setback. She stated that the Historical Commission has a public hearing scheduled for next week regarding the demolition of the existing building and the Zoning Board of Appeals meets the following week on the drive-thru window. She also stated that they have another meeting with the Baptist Church next week and that they have been working with the church on addressing their concerns. Mark Reed of Heritage Surveys then addressed the Board and presented the Site Plan. He submitted revised plans to the members this evening that address the Engineering Department comments. The site plan shows the following: existing curbcut being relocated to opposite Central Street; the PWED streetscape is shown and the landscaping for this site was designed to complement that plan; main entrance to the building on the north side; drive up windows located on the south side of the building; employee parking is on the south side of the site; and customer parking on the north side. He explained that the bank

will be granting a parking easement to the church to allow their patrons to use this parking lot on the weekends and after hours. He explained the drainage design and stated that the soils are very sandy and will accommodate the proposed rain garden design well. He went on to say that a new concrete sidewalk is shown and will start at the church and extend to the driveway at the fire station. He stated that a bituminous sidewalk exists but is in need of repair – they will be replacing that one. An easement for the sidewalk will be given to the Town along with a water main easement. He showed the proposed lighting plan and stated that cut sheets have been provided. Bill Canon, landscape architect, then addressed the Board. He prepared the landscape plan and explained that the rain garden will contain a series of herbaceous plantings as well water tolerant wood shrubs. A list of the proposed plantings is shown on the plan. He stated that he will be overseeing the construction and implementation of the rain garden and other landscaping. Additional landscaping includes tree plantings in keeping with the PWED plan and small flowering trees. The islands will contain herbaceous plantings and a hedgerow is proposed along the new sidewalk. He stated that the hedgerow was added to provide an “old world” feel and in back of the hedgerow will be flowers that will be slightly higher than the hedgerow. Kevin Reardon of Dietz & Co. Architects then presented the design of the building. He reiterated that the building was designed to resemble the CW Hastings Market and that it is a one story building with a two story appearance. A halo-lit building sign is proposed. Colors and textures were provided to the Board.

Ms. Baldwin asked if the Engineering Department comments have been satisfied. Mr. Reed stated yes, the revised plans reflect all Engineering Department comments including the most recent – overflow backflow preventer added to dmh 2. Mr. Paleologopoulos asked what the change to the pervious area is. Mr. Reed stated that there will be an increase in impervious area and that increase has been accommodated in the drainage design for the site. Mr. Paleologopoulos then asked how the traffic would be handled at the south curb cut. Mr. Reed stated that there will be a striped crosswalk for pedestrians and the proposed trees will be sized above the line of vision for vehicles. Mr. Paleologopoulos then expressed concern over the parking spaces behind the church and the blind spot and cut through traffic. Mr. Reed stated that they are meeting with the church next week and will suggest that they add signs regarding the cut through traffic. Mr. Paleologopoulos then asked how many parking spaces have been provided. Bill Cannon stated that there are nineteen (19) spaces shown. Mr. Paleologopoulos then brought up the Form A for this site that is at the end of the agenda. Ms. Dachos stated that the Board should act on the Form A first.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to amend the order of the agenda and to include the “add-on”.

VOTE 3-0

FORM A – Main Street – Easthampton Savings Bank

This plan shows the site with the additional properties that are being acquired. The site will now be 1.138 acres total.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the ANR plan for Easthampton Savings Bank on Main Street under "Subdivision Control Law Not Required".

VOTE 3-0

Mr. Chase then expressed his concern over the parking spaces behind the church and that the vehicles in these spaces will back up directly into the ESB parking lot. Mr. Reed explained that they have provided an island with a light pole to help define the area and there will also be paintings on the pavement for pedestrian access to the side door. He went on to say that there is sufficient distance for these spaces and that there is an existing concrete pad over underground tanks that most vehicles will avoid.

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to approve the Site Plan for Easthampton Savings Bank with the following conditions: Zoning Board of Appeals approval, Historical Commission approval; and all easements are to be submitted to the Town for approval.

VOTE 3-0

3. SITE PLAN – Smart Start Pre-School – Begley Street

Marc Shute of D.L. Bean, Inc. presented this Site Plan which shows the construction of a one story 40' x 64' building with thirteen parking spaces. He stated that some of the spaces will be 9' x 16' and some will be 9' x 18'. He went on to say that there will be a 24' wide curbcut at the east end of the site. Site lighting will include two 9' high light poles and ornamental poles at the entrance. The drop off area for the children is at the west end of the site and a sign has been provided for this area. Ms. Baldwin asked for their response to the Safety Officer's recent memo. Ms. Dachos stated that the plan has been revised since last week's Team Meeting, however, not all comments were incorporated (i.e. combine the two parcels and add striping). Ralph DePalma was in attendance this evening and stated that the new tenant for the existing building at Begley and Maple Streets is a bike shop with one employee and that existing parking lot has 35 spaces. He stated that he intends to give a cross parking easement to this parcel so that the two lots can be utilized. Ms. Dachos stated that they should encourage vehicles to go out to Maple Street rather than Begley. The Safety Officer's comments/concerns include increasing traffic in an already congested area; and "Parents dropping off/picking up at Robinson Park School enter from Begley Street and exit via an egress road through Shea's Field to Maynard Street. Parents dropping off/picking up at the Pre-School will enter and exit via Begley Street. This may encourage parents of Robinson Park students to do the same – negating the present traffic pattern and causing more congestion at the Begley Street and Maple Street intersection." Robin Jensen of Smart Start Pre School was in attendance and explained that there will be four staff members at the site and they will be required to park in the lower lot. She went on to say that the earliest drop off time is 8:55 AM and the majority of the children are dropped off between 9:00 and 9:15. She estimated that parents park and stay approximately 4 to 5 minutes and there are usually 8

to 10 cars there are the same time. Mr. Chase asked what the hours of operation of Robinson Park School are and the maximum number of students allowed at the pre-school. Ms. Jensen stated Robinson Park School hours are 9:05 AM to 3:25 PM and that the maximum number of preschool students she is allowed is 25 and there will be a full day care on the other side of the building with a maximum of 20 children allowed. Mr. Paleologopoulos suggested that a painted crosswalk be provided from the entrance to the building out to the parking lots. It was also agreed by the members that a drive aisle be provided between the two parking lots as well. Ms. Baldwin asked for cut sheets on the proposed lighting. Mr. Shute provided them. Ms. Dachos asked what type of shade would be provided in the play area outside. Ms. Jensen stated that large trees exist along the back of the site which will provide sufficient shade. An elevation of the building was submitted this evening showing a yellow ranch-style building with residential type landscaping. Mr. Chase asked if there was a zoning issue with the proposal. Ms. Dachos stated that she has not been able to speak with Mr. Urbinati yet but will do so.

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to approve the Site Plan for Smart Start Pre-School on Begley Street with the following conditions: the parking area shall be revised to show a crosswalk from the entrance to the building to the lower parking lot; and a drive aisle shall also be provided to the lower parking lot; a parking easement shall be provided; and three sets of revised plans shall be submitted to the Board for their approval.

VOTE 3-0

4. SITE PLAN – Ferrentino’s Pizza & Pub – Main Street

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to table the Site Plan for Ferrentino’s to the next meeting as requested by the applicant’s representative.

VOTE 3-0

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

John Furman of VHB, Inc. and Chuck Davis of Six Flags New England were in attendance to present a revised plan for the proposed warehouse, showing a retaining wall in front of the sound wall. He stated that construction specifications for the retaining wall will be submitted with the building permit application. Other revisions include the swale on the south side of the site being extended and a “break in the grading” within the swale was provided for overflow conditions. Mr. Chase stated that the members received copies of the Engineering Department memo stating that they have approved the revised plan.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the Site Plan for the new warehouse at Six Flags New England.

VOTE 3-0

6. FORM A – Begley Street – DePalma

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to table the Form A for DePalma on Begley Street to allow for changes to be made to the plan per the earlier site plan approval for the Smart Start Pre School.

VOTE 3-0

7. BOND SETTING – Lango Estates

Mr. Benjamin requested that this item be tabled to allow him time to complete additional work and submit revised plans (engineering revisions re: sewer).

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to table the bond setting for Lango Estates as requested.

VOTE 3-0

8. LETTER OF CREDIT, PERF. AGREEMENT, REL. OF COVENANT – Tiny Bull Estates – Phase I – Lots 1-3 & 16-18

Ms. Dachos explained that the Letter of Credit has been submitted and a new Performance Agreement has been signed by the developers. John Nadolski was in attendance and informed the members that the entire sewer has been tested and in one lateral the cage came up with water in it. He stated that the deflection test passed and that one year ago it passed the pressure test. Ms. Dachos stated that the Engineering Department is now requiring that the line be video'd as well. Mr. Nadolski stated that they have "cleaned up" the intersection and cut down a tree for sight distance; and have started to raise the manholes. Mr. Chase asked that the Board receive copies of the testing reports showing that they have passed. Ms. Dachos stated that the roadway was to be blocked and asked Mr. Nadolski if that has been done. Mr. Nadolski stated that there are barrels in place and that the only vehicles using that roadway are the developers or companies contracted to do work in the subdivision. He stated that the barrels are in place to keep the general public from using the roadway. He also stated that the manholes have been raised past the six lots in Phase I and that it is their intention to raise all of the manholes and have the concrete truck out to pour all manholes at the same time. He went on to say that they met with Heritage Surveys last week regarding the detention pond redesign and are working on that matter. The members then discussed an email that was sent by Russell Petrucci, a direct abutter which outlines concerns he has with the subdivision (i.e. questions the grade of the roadway and feels it's higher than approved; detention pond to drain across the street; vehicles/equipment stored on the site). The members agreed that a response letter be sent to Mr. Petrucci addressing his concerns. Ms. Dachos stated that she would draft a response and email it to the members to review. Mr. Nadolski stated that the pick up truck on the site was to be removed today and he will

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move some of the other equipment either off the site or to an area where the abutters don't have to look at it.

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to approve the Letter of Credit, Release of Covenant and execute the new Performance Agreement for Phase I of Tiny Bull Estates – Lots 1-3 & 16-18.

VOTE 3-0

The members reminded Mr. Nadoloski to provide them with a copy of the sewer test approvals and to have the sewer video tested and provide them with a copy of the results.

The meeting adjourned at 9:00 PM.