

AGAWAM PLANNING BOARD  
June 16, 2011

MEMBERS PRESENT:  
Travis P. Ward, Chairman  
Violet E. Baldwin  
David A. Chase  
Mark R. Paleologopoulos

MEMBERS ABSENT:  
Michael J. Morassi

ALSO PRESENT:  
Deborah S. Dachos  
Pamela R. Kerr

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

1. APPROVAL OF MINUTES – June 2, 2011

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the minutes of June 2, 2011 as written.

VOTE 4-0

2. PUBLIC HEARING CONT. – Zoning Amendment – Agawam Methodist Church/Florida Towers LLC – Mill Street

The applicant's representative, Attorney Edward Pare, submitted a request for a continuance of the public hearing to August 4, 2011.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to continue the public hearing for Agawam Methodist Church/Florida Towers LLC to August 4, 2011 at 7:00 PM as requested by the applicant's representative.

VOTE 4-0

3. SITE PLAN – 1347 Main Street – Town of Agawam

Myron Hatchet of Reinhardt Associates was in attendance to present this Site Plan for the construction of a 2400 SF maintenance/storage building at the former DPW site on Main Street. He stated that this plan has also been submitted to the Board of Appeals as this is a non-conforming lot with 60' frontage (100' required in Industrial B zone). He went on to say that the building will be fully insulated, wood frame, and slab on-grade; an oil/water separator is being provided; two over-head doors will be provided; asphalt shingles and pitched roof with hardy board siding. Ms. Baldwin asked if there was any

proposed lighting associated with the building. Mr. Hatchet stated only to light the egress. He stated that the top of wall is at 14' and that the original main building on this site has been renovated and will house the Building Maintenance Department. He also stated that he will provide a rendering to the office tomorrow. Mr. Paleologopoulos stated that the site is mostly impervious asphalt and that the grade is higher towards Main Street. Ms. Dachos explained that the Engineering Department has also prepared a plan for this building as they designed the sewer. The members viewed both plans this evening. Tony Albro, Building Maintenance Director, then entered the meeting. He stated that no dumpsters are proposed at this time and that there will be lights on the building where the doors are located. Mr. Ward stated that all exterior lighting must be recessed and shielded.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the two Site Plans submitted for the 1347 Main Street: Town of Agawam Public Works plan dated 5-16-11 and the Reinhardt Associates plan dated 2-2-11 with conditions: an elevation of the building is to be submitted to the Board; all exterior lighting shall be recessed and shielded.

VOTE 4-0

4. BOND RELEASE – Alice Lane – Cecelia Estates

Steve Cincotta (developer) was in attendance this evening. The Board received a memo today from the Engineering Department stating that there is sidewalk and driveway work remaining on the last lot that is being developed. They recommended holding the bond until this work has been completed. Ms. Dachos stated that the Town is currently holding \$5500. Mr. Cincotta received a copy of the memo this evening and was not aware that would be an issue. He stated that work is progressing on that lot and will notify the office when the work has been completed. The members agreed table the item for two weeks.

Motion was made by Ms. Baldwin and seconded by Mr. Chase to table the bond release for Alice Lane to June 30, 2011.

VOTE 4-0

5. PVPC Updates – D. Chase

There was nothing new to report.

6. correspondences

The members received a copy of the proposed outdoor dining ordinance which will appear on their June 30<sup>th</sup> agenda. There was a general discussion of the proposal with the following issues being raised: needs definition of restaurant and dining; members want to review outdoor dining ordinances in abutting/area towns.

The meeting adjourned at 8:00 PM.