

AGAWAM PLANNING BOARD
September 1, 2011

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

MEMBERS ABSENT:
David A. Chase
Michael J. Morassi

ALSO PRESENT:
Deborah S. Dachos

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

1. APPROVAL OF MINUTES – August 18, 2011

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the minutes of August 18, 2011 as written.

VOTE 3-0

2. BOND STATUS – Alice Lane – Cecelia Estates

The Engineering Department has submitted a memo to the Board stating that all work has been completed and the bond may now be released.

Motion was made by Mr. Paleologopoulos and seconded by Ms. Baldwin to release the bond in full being held on the Cecelia Estates subdivision as recommended by the Engineering Department.

VOTE 3-0

3. BOND STATUS – Robin Ridge Estates

Ms. Dachos explained to the Board that they received a fax earlier today from the developers stating that they are out of town and unable to attend tonight's meeting. They did submit an activity sheet on the outstanding work at this subdivision. Residents of Robin Ridge Drive (Greene, 140 Robin Ridge and Cornelius, 135 Robin Ridge) were in attendance this evening and reported that there is still damage to the treebelt in front of their homes and are very concerned about when this work will be completed. There was a lengthy discussion among the Board members about the lack of progress on this subdivision. No work has been undertaken since July and despite the discussion with Mr. Toomey (one of the developers) at the last meeting, nothing has been accomplished in the

last two weeks. There was discussion about whether legal proceedings should be initiated to take the bond.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to send a letter to the developers (Banville/Toomey LLC) stating the following: their attendance at the September 15, 2011 meeting is required; a detailed work schedule addressing each item on the Engineering Department's September 1st punch list is to be submitted at that meeting. The activity schedule recently submitted is not adequate; substantial progress on the punch list is to be made by that meeting; the needed repairs to 135, 140 and 145(?) Robin Ridge Drive are to be made immediately; and the lack of progress on these items will force the Planning Board to initiate legal action to secure the bond.

VOTE 3-0

4. FORM A – Meadow Street – Valenti

Mr. Valenti was in attendance this evening. Ms. Dachos stated that she spoke with the Zoning Officer and he is satisfied with this plan since Mr. Valenti obtained the additional frontage. She explained that she did further research and determined that if the lot has the required frontage the Board must approve the plan, however they can require wording to be placed on the plan stating that they have not reviewed the zoning. This would alert the owner to the potential zoning violation since there are two houses on one lot.

Motion was made by Ms. Baldwin and seconded by Mr. Paleologopoulos to approve the plan for Valenti on Meadow Street under "Subdivision Control Law Not Required" with the condition that a note be placed on the plan that "the Planning Board has made no determination as to compliance with zoning requirements".

VOTE 3-0

5. PVPC Updates – D. Chase

None.

6. Correspondences

The Board received a memo from Councilor George Bitzas regarding the outdoor dining ordinance that was proposed stating that he will ask to withdraw it and have the law department work with him on amending it. There was a brief discussion of the workshop with the Planning Board and Council subcommittees.

7. DISCUSSION – Zoning

Mr. Ward stated that he will speak with Don Rheault, Council President regarding the possibility of scheduling Jessica Allan of the Pioneer Valley Planning Commission on the

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Council's second meeting in September. He will update the members at the next meeting.

The meeting adjourned at 8:15 PM.