

AGAWAM PLANNING BOARD
September 2, 2010

MEMBERS PRESENT:

Travis P. Ward, Chairman
Violet E. Baldwin
David A. Chase
Michael J. Morassi

ALSO PRESENT:

Pamela R. Kerr

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

1. PUBLIC HEARING CONT. – Definitive Plan – Mariella Place – Tirone

Mr. Ward explained that the applicant's representative has requested a continuance of this hearing to the next meeting.

Motion was made by Ms. Baldwin and seconded by Mr. Chase to continue the public hearing for Mariella Place to the September 16th meeting as requested by the applicant's representative.

VOTE 4-0

2. REVISIONS TO SITE PLAN – Insurance Center of New England – Suffield Street

Tom Crochiere (project contractor) was in attendance this evening to answer questions regarding the Berkshire Design's Group letter to the Board outlining proposed changes to the site plan for the Insurance Center of New England. Mr. Crochiere stated that due to cost estimates a number of changes to the plan are being proposed: eliminate the raised fountain at the main entry and replace with similar sized planting bed including relocated flag poles from in front of the building; the exterior building windows were reduced in size. He explained that the transient windows that were originally shown have been eliminated. Other changes include: the upper exterior wall panel will be painted instead of the EOFS "stucco" system (color will be similar to the adjacent lower wall EIFS); curbing in the parking lot - the 58' of curbing which wraps the building will be cast in place concrete, the perimeter 1,435' of the parking lots have bituminous curbing; the "tenant" parking lot on the north side of the building will be reduced in size as proposed and will only be repaired as needed to avoid complete repaving (the reduction in paving and drainage improvements will be made). He went on to say that they are looking into the possibility of eliminating two light poles on the outer parking area as they feel there would still be sufficient lighting for the site. He showed cut sheets of the lighting this evening and will provide the Board with copies of the cut sheets and photometrics plan soon.

Motion was made by Mr. Morassi and seconded by Ms. Baldwin to approve the revisions to the Insurance Center of New England site plan with the condition that cut sheets and photometrics of the proposed lighting are to be submitted and three copies of the revised plan be submitted.

VOTE 4-0

3. REVISED SITE PLAN – Twisty’s – 1504 Main Street

Mr. Cirillo was in attendance this evening. He supplied the Board with a recently revised plan which shows the existing lights which are two pole lights. The Engineering Department submitted a memo dated September 2nd which states that the oil/grease separator issue will be dealt with during the building permit process and that the detail for the handicapped parking spaces be attached to the site plan.

Motion was made by Mr. Morassi and seconded by Mr. Chase to approve the revised Site Plan for Twisty’s – 1504 Main Street with the condition that the 9/2/10 Engineering Department comments be addressed.

VOTE 4-0

Motion was made by Ms. Baldwin and seconded by Mr. Chase to amend the order of the agenda.

VOTE 4-0

5. DISCUSSION – Ferrentino’s – Main Street

Mike Pietras was in attendance as well as Frank Ferrentino, to go over a revised plan for Mr. Ferrentino’s Main Street property. Mr. Pietras stated that they are now showing interior parking spaces in the existing garage area and are proposing to “label occupancy” in order to limit the amount of parking spaces to be provided. He also stated they are now proposing a take-out pizza shop (500 SF) and a pub and that the original proposal was for a 4,525 SF restaurant and that they have cut the project by 60%. He explained that they took would limit the occupancy of the pub to 50. The members had a lengthy discussion regarding sufficient parking and directed Mr. Pietras to review the Parking Guidelines. Mr. Pietras stated he does not have a copy of the Guidelines. A copy will be provided to him tomorrow. The Board members also questioned whether interior parking spaces could be used abutting a restaurant and whether stacking the parking spaces is allowed. They suggested that he contact the Building Inspector and Fire Department on those issues. In conclusion, they were also in agreement that once Mr. Pietras has reviewed the Parking Guidelines and revises the plan accordingly, that he request to go on a Team Meeting agenda so that the various departments can view the plan and give him input.

4. BOND RELEASE – Anvil Street – Calabrese

Mr. Calabrese requested a 30 day extension as the street lights are scheduled to be installed the week of September 13th.

Motion was made by Ms. Baldwin and seconded by Mr. Chase to extend the Performance Agreement for High Meadow IV for 30 days to October 4, 2010 as requested.

VOTE 4-0

BOND RELEASE – Burlington Estates

The developer has requested an extension to the next meeting to allow for the remaining items to be completed.

Motion was made by Ms. Baldwin and seconded by Mr. Chase to extend the Performance Agreement for Burlington Estates to September 16, 2010 as requested.

VOTE 4-0

BOND STATUS – Windermere Estates – Bretta

The Engineering Department has recommended release of the Windermere Estates bond. The developer, Mr. Bretta, will be executing a Covenant on the five undeveloped lots.

Motion was made by Ms. Baldwin and seconded by Mr. Chase to release the bond in full on the Windermere Estates subdivision pending the developer's execution of a Covenant on the five remaining vacant lots.

VOTE 4-0

5. APPROVAL OF MINUTES – August 19, 2010

Motion was made by Ms. Baldwin and seconded by Mr. Morassi to table approval of the August 19, 2010 minutes to the next meeting.

VOTE 4-0

The meeting adjourned at 8:20 PM.