

Agawam Planning Board – September 1, 2022

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Michael DiLullo
Charles Elfman
Violet E. Baldwin
Frank DeStefano

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker
Pam Kerr

Chairperson Paleologopoulos called the meeting to order at 6:05 pm.

1. SITE PLAN-1200 Suffield Street-Landmark Recovery

Alfonsa Koka with EBI Consulting was in attendance to present this site plan. He explained that they propose to use the existing building while improving the site. The existing sidewalks and parking will be kept. The parking lot has 100 parking spaces and the proposed business will need only 82. Handicapped parking will be moved closer to the building, where there is less of a slope. The handicapped parking will meet code in number, design, and geometry. Full depth pavement removal and replacement in areas where the pavement has failed, milling and overlaying the rest of the pavement area, removing and replacing all the curb, stripping new parking spaces and adding new signage. The present landscaping will be maintained and improved as needed during construction. The trash enclosure will be redone and new fencing added. Mr. Koka advised that the Police and Fire Departments, as well as Inspection Services did not have any comments. Engineering advised to check detention basin and improve if needed. Mr. Koka informed the Board he meet with the Conservation Commission on August 25, 2022 and was given a Negative Determination for the site work. The existing underground utilities, such as water, sewer, and electric will remain in place as they are in good condition. Removal of the entire curb around the site is proposed. The 5 existing failing catch basin will be removed and new deep sump hooded catch basins added. The current drainage pattern and circulation will remain the same. The overall impervious area will be reduced 765+/- square feet. The site will continue to use the current off-site storm water basin. The proposed catch basins will provide water quality improvements.

Mr. Paleologopoulos asked why the dumpsters were moved so far out and if the waste would be regular trash or medical waste. Mr. Koka said the trash was moved because the location was better and a screen was added. Jeff Brown with Landmark Recovery was present and stated the waste would be regular trash materials.

Mr. Paleologopoulos asked if there would be an increase in traffic in and out of the business. Mr. Brown said that the traffic would be reduced as the patients would not have vehicles and they would not have frequent visitors and that the patients would be staying for a minimum of 30

Agawam Planning Board – September 1, 2022

days. Mr. Paleologopoulos asked if traffic would generally be in the morning or evening/night hours. Mr. CJ Boyle Landmark Recovery Project Manager said that the traffic would be mostly during the daytime and the maximum amount of traffic would be around 3pm. Mr. Paleologopoulos asked if there would be any changes to the lighting, to which Mr. Koka responded there would not. Mr. Paleologopoulos asked if all the concrete would be milled and repaved. Mr. Koka said it would and would be completed about 1 to 1-1/2 inch depth.

Mr. Baldwin asked Mr. Koka to speak more about the sign that currently exists on the property. Mr. Koka said the sign would stay with just the name changed added. Ms. Baldwin asked if there would be additional landscaping. Mr. Koka stated that any landscaping that was damaged during construction would be repaired. Mr. Brown said that the current trees and landscaping are in good condition, but will just be upgraded and repaired as needed.

Mr. Elfman asked if the detention basin had been reviewed. Mr. Koka said the the pavement footprint will decrease and the quality will increase. Mr. Elfman also questioned if the parking lot would slope the same and Mr. Koka stated that it would and the existing volume to the catch basin would remain the same. Mr. Paleologopoulos asked if any catch basin problems would be repaired and Mr. Koka informed the Board they would. Mr. Kerr said Engineering has reviewed the Site Plan and they want detention basin looked at.

Mr. Elfman asked if patients would be going outside and asked the age of the patients. Mr. Brown said there would be a fence built that would be 8 ft. high, with an egress gate and that patients would not be coming and going from the facility. In an enclosed area benches and chairs will be installed. The age of patients will range from 18 years of age and older.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the Site Plan-1200 Suffield-Landmark Recovery, conditional upon all professional staff comments being addressed.

VOTE 5-0-0

Mr. Elfman left the meeting at 6:20pm.

2. SITE PLAN-10 Main st, 24 Main St, 23 Suffield St.-Route 75/Main Street AGA, LLC

Mr. Paleologopoulos stated he would like to talk about the Engineering comments in regards to the traffic study for this site. Engineering would like to see empirical data from Starbucks and other fast food restaurants similar sizes of streets and with similar traffic data. Mr. Paleologopoulos wanted to know if they could get empirical data. Mr. Peter LaPointe with the Colvest group stated the data was empirical and came from the Institute of Transportation (ITE) Trip Generation Report and those are actual accounts. Mr. LaPointe stated that they do not have data for Starbucks. The other tenant is unknown at this time. Mr. Paleologopoulos wanted to know how Engineering could get empirical data from Starbucks. Mr. Scott Hesketh of F.A. Hesketh & Associates stated the data was counted from other fast food restaurants and using the

Agawam Planning Board – September 1, 2022

ITE reporting information. They are using data which is applicable to this location. In order to get Starbucks empirical data they would have to go out and sit and count vehicles or get the information from the vendors, and the vendors find this proprietary, and are reluctant to hand out this data. Mr Hesketh stated that they did recently observe traffic at the Starbucks in both Hadley and Ludlow during peak hours. 51 and 56 customers at these locations. They did not count the entire traffic, just the drive-thrus. In this traffic study analysis they used 45 seconds for Starbucks and 40 seconds for the other fast food drive-thru. Average service times were 59 to 61 seconds for each vehicle. Observation at this facility peak hour queues were 10 and 12 vehicles at the Starbucks queue. Their analysis shows a 1% probability that there would be more than 12 vehicles during the peak hours. Trip Generation for location in total they expect 51 to 56 customers through drive-thru window. Mr. Paleologopoulos stated the Board would wait for Engineering comments to see if these numbers are adequate.

Mr. Paleologopoulos then directed the Board to item 1c. on the Engineering comments dated August 30, 2022. “The traffic study states that 2,904 new trips are anticipated daily. According to the MEPA Regulations on Mass.gov website, an Environmental Notification Form (ENF) and Environmental Impact Report (EIR) is mandatory for any project with a “generation of 3,000 or more new ADT on roadways providing access to a single location.” This number is very close to the 2,904 that was calculated. There is concern that empirical data may show that the actual ADT ends up being higher than the MEPA 3,000 ADT threshold.” Mr. Hesketh stated that the language in the statute is for 3,000 new daily trips. We calculated 2,904 which is below 3,000. Mr. Hesketh said the 2904 are not new trips, 50% is traffic that is already on the roadway and makes use of the facility as they pass by. The previous gas station and motel on this location were generating about 800 new ADT daily. Mr. Hesketh stated that if you look at the current proposed development with the past development the increase in new traffic is about 700 to 800 new trips ADT overall. Mr. Hesketh said this keeps them under the discretionary review 2,000 trips and the mandatory review 3,000 trips. Mr. Paleologopoulos asked what is the new number of ADT. Mr. Hesketh said new ADT based on their calculations would be around 1,500 vehicles. Mr. Kerr stated that Engineering had not had a chance to review the comments.

Mr. Paleologopoulos pointed out number 3 of Engineering additional comments that they would like to see a “Complete Streets friendly design that would encourage non-vehicular modes of transportation thus reducing congestion. In addition, reducing the number of businesses on the lot or combining buildings into a multi-floor structure would allow for more green space, less stormwater infiltration structures, and less conflicting traffic flows on the site.” Dana Steele of JR Russo & Associates pointed on the map where the designated drive-thru parking spaces for Starbucks would be. The other tenant is not in hand yet, and spaces would be designated at that time with signage. Mr. Paleologopoulos asked if there would be signage instructing the customers where to park and wait for their order. Frank Colaccino with Colvest group stated the signage would be an operational question for whomever the tenant will be.

Mr. Paleologopoulos then addressed Engineerings comment 5 that the traffic study conducted by F.A. Hesketh & Associates was conducted in August 2022 and that August typically has lower traffic volume since school is not in session. Mr. Hesketh stated his company did do research for August 2022, but the traffic volumes were 50% lower than August of 2012. He stated they used the significantly higher traffic volumes of 2012 for their study. Even if additional counts were

Agawam Planning Board – September 1, 2022

done, it would still be significantly lower than the 2012 volume which their traffic study analysis is based on and that these volumes of traffic were gathered from the MASS DOT volume.

Mr. Paleologopoulos asked about the permission from MASS DOT to access/change of use in Main St (state highway). Engineering is interested in seeing the MASS DOT's comments in regards to the change of use and trip generation at this intersection Main St./Suffield St./Springfield St./Bridge. Mr. LaPointe stated that it was a driveway permit to change the use and they have started the process with MASS DOT. Mr. Hesketh stated the MASS DOT likes the proponent to go through the Town process first for approval before they do.

Mr. Paleologopoulos brought up Engineering's concerns about the curb cuts and motorists attempting to make a left turn onto Main Street could create a backup in the drive-thru, and they need for signage and possibly a splitter-island that does not conflict with the bike lane and fire trucks turning movements. Dana Steele stated that a splitter would definitely conflict with the bike lanes. A sign saying no left turn would be placed there. Mr. Hesketh stated that the State made the curb cuts and they are just utilizing the curb cuts that exist for the proposed project. Mr. Hesketh stated signage on the easterly driveway would be appropriate. Mr. Hesketh stated they did receive a letter from the Police Department that they felt initially there may be some confusion, but over time drivers would adjust to the how the site operates, and that traffic issues would be mitigated within a short period of time. Mr. Paleologopoulos expressed his concerns for drivers waiting to take a left turn out of the westerly egress will have a difficult time during peak traffic hours. His concern is with impatient drivers and the potential for accidents. Frank DeStefano stated he felt traffic would back up in the intersection. Mr. DiLullo brought up the Pride in Feeding Hills and when the gas station first went in and the traffic issues and how drivers adjusted.

Mr. Paleologopoulos asked about number 8 of the Engineering comments regarding the tables and chairs would be movable or set in place. Mr. LaPointe stated that they are not fixed in place and are movable and a 36" wide path will be maintained and consistent with ADA standards. Engineering recommended pedestrian crossing signs for building #1 and building #3 and these will be added.

Mr. Paleologopoulos asked about the "Welcome to Agawam" sign and the need for it to be moved if it conflicts with underground utilities. The Colvest group will adjust the sign to avoid underground conflict if necessary. Mr. Paleologopoulos read the information from Traffic Safety Officer Machos that initially there may be some confusion among drivers, but that they would adjust to the new traffic and changes in time.

Ms. Kerr brought up the Town of Agawam sign and if the Colvest Group would be willing to work with the Town on the design. Ms. Baldwin asked if something more attractive for the sign. Mr. Colaccino said they would be happy to work with the Town on the design.

Ms. Baldwin asked if a picture could be taken with the buildings superimposed onto the picture, so that members of the Board could see what the buildings would look like and their locations, as well as the elevations. Mr. Maxwell showed the Board pictures of what the Starbucks and medical facility would look like. Ms. Baldwin asked if the 18' x 4' sign was an absolute must, with the signage already on the buildings. Mr. Colaccio stated that it had to be a certain height off the ground and 10' was a height that kept it from being vandalized. Mr. Colaccio said that it was what the tenants want.

Agawam Planning Board – September 1, 2022

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to table the SITE PLAN-10 Main, 24 Main, 23 Suffield-Route 75/Main Street AGA, LLC until the September 15, 2022 meeting.

VOTE 3-1-0 (Paleologopoulos)

3. PUBLIC HEARING CONT-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC.

The Board received a request to continue this to the September 15, 2022 meeting.

VOTE 4-0-0

4. SITE PLAN-Tuckahoe Farm-0 Pine Street-Town of Agawam (Continued to September 15, 2022).

This item was previously continued.

5. APPROVAL OF MINUTES August 18, 2022

Ms. Baldwin stated the last meeting a lot of specific questions and detailed questions were asked, from traffic patterns at the site, and they were not reflected in the notes. She would like to see it more detailed.

Motion was made by Ms. Baldwin and seconded by Mr. DiLullo to table the August 18, 2022 minutes to the September 15, 2022 meeting.

VOTE 4-0-0

6. CORRESPONDENCES

Motion was made by Mr. DeStefano and seconded by Mr. DiLullo to adjourn the meeting.

VOTE 4-0-0

Meeting was adjourned at 7:15pm.