

Agawam Planning Board – March 5, 2020

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Nicholas Pandolfi

ALSO PRESENT:

Pamela Kerr

1. SITE PLAN – South Westfield Street – DePalma

Ralph DePalma was present as well as Felipe Cravo from R. Levesque Associates. Mr. Cravo stated that approval was received and an order of conditions written from the Conservation Commission at their February 27, 2020 meeting. He went on to say that all of the Engineering comments were addressed. The grading plans were taken out as a result of that meeting and landscaped islands were added. As far as the parking count allocation, the property has 90, 64 of which are dedicated to the retail store (Dollar General) who says that 30 are needed. He feels that all parking requirements have been met.

Ms. Baldwin asked what businesses would be going into the second building. Mr. DePalma replied that one half would be a home care office for visiting nurses with 5 to 6 employees. The other half will be a real estate office.

Mr. Cravo added that the deliveries to the retail store will be at the back corner of the building.

Ms. Baldwin inquired about dumpsters to which Mr. Cravo replied there are 2 shown.

Mr. Cravo presented a new front view of the Dollar General. Mr. DePalma said he wanted it to look less commercial and more like a country store. The landscaping will be in front of the store and a sign above the front doors. The ADA parking is an elevated ramp that goes from parking lot level to sidewalk level. In response to a question from Mr. Paleologopolous, Mr. Cravo explained that the breakaway in the concrete island was to enable the sign there to be replaced when damaged without replacing the entire island. Mr. Paleologopolous noted that no more comments were received from Engineering. The plantings have been added in front of the building to satisfy the Conservation Commission. Mr. DeStefano inquired about the safety at the entrance. Mr. Cravo noted that there is a raised island that is flared and should push people in the right direction and also noted that there is another entrance. When asked about the landscaping along the front of the Dollar General building, Mr. Cravo said small shrubs such as Junipers will be planted right in front of the building and larger trees such as maples and dogwood will be planted along the islands located throughout the site. On the back slope maple leaf vibernum will be planted. They grow to a height of approximately 6 feet tall. Mr. DePalma added that he has planted 55 trees in the wetlands. Ms. Baldwin asked if the building will be lighted. Mr. Cravo responded yes and that all the lights will be LED downcast lighting. Mr. Elfman asked how the utilities will be run, Mr. Cravo answered that they will be underground.

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Ms. Kerr noted that there are two separate lots and asked if there would be an access easement. Mr. Cravo replied there would be cross easements built into the deed once approved.

Motion was made by Mr. Elfman and seconded by Ms. Baldwin to approve the site plan at South Westfield Street – DePalma - with the condition that the deed includes a cross easement, that the engineering comments of February 20, 2020 be addressed, that a standard landscape maintenance note shall be added to the plan and parking and cross access easements must be provided to the board.

VOTE 4-0-0

2. DISCUSSION – Accessory Apartment Ordinance – PVPC

This item was tabled as it is still being reviewed in-house. A workshop is scheduled for March 10, 2020 at 6:30 at the library with the City Council and is open to the Planning Board.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table the discussion of the accessory apartment ordinance PVPC - until the next meeting on March 19, 2020.

VOTE 4-0-0

3. APPROVAL OF MINUTES – February 20, 2020

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to approve the minutes of February 20, 2020 as written.

VOTE 4-0-0

4. Correspondences

A letter was received from April Loyd of Maple View Commons on Garden Street requesting permission to remove some large old trees behind building #1. Ms. Kerr explained that there is a 15' buffer strip and Mr. Russo, the developer, was required to keep the existing vegetation. She is suggesting that the Commission do a site visit before the next meeting to determine which trees Ms. Loyd is referring to and check the condition of those trees. If the trees are damaged perhaps permission to remove or trim the trees should be considered. It was also suggested that perhaps some replanting should be done. This will be put on the Agenda for the March 19, 2020 meeting. Ms. Kerr also suggested that pictures be taken at the time of the site visit.

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5. FORM A – North Westfield Street – Green

It is the intention of the homeowners to give a portion of their parcel of land to their neighbor Stellato and the lots are to be combined. The property is still zoned the same, A2 up front and agricultural in the back, therefore the allowed use of the property does not change. Currently the Stellatos are running a landscaping business on the property with equipment parked around the property. The Building Inspector has been notified.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to approve the Form A – North Westfield Street – Green

VOTE 4-0-0

The meeting adjourned at 6:45 PM.