

Agawam Planning Board – April 1, 2021

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO PRESENT:

Pamela Kerr

Via Zoom

Chairperson Paleologopoulos called the meeting to order at 6:00 pm.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to take the Agenda out of order.

ROLL CALL VOTE 5 – 0

5. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC (Continued to 4/1/21)

The Board received a request to continue the Public Hearing for Aspenwood Estates to April 15, 2021.

Motion was made by Mr. DeStefano and seconded by Ms. Baldwin to continue the Public Hearing for Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to April 15, 2021.

ROLL CALL VOTE 5 – 0

1. SITE PLAN CONT. – 985 Main Street – Colonial Forastiere – detached garage

Chairperson Paleologopoulos read a memo from Engineering dated March 31, 2021 which said that based on their review they have no comments and recommend approval of the project. Frank Forastiere, property owner, spoke saying they he had a site visit with Engineering. It was determined that the proper calculations were done and Engineering was satisfied with the plan. An earthen berm will be created to satisfy the 20, 50 & 100 year storm flow.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the Site Plan for 985 Main Street – Colonial Forastiere – detached garage.

ROLL CALL VOTE 5 - 0

Agawam Planning Board – April 1, 2021

2. SITE PLAN – 153 Bowles Road (parking) - OMG, Inc.

Melissa Trombley of Fuss & O'Neill presented the Site Plan for 153 Bowles Road and addressed comments from Engineering. She said there are currently 2 existing driveways into OMG and 2 parking lots. They are proposing to add a total of 30 parking spaces. As part of this project they will be extending the swale into the drainage basin on the north west along Bowles Road. The total number of spaces for the facility will be 260 with 9 ADA spaces. Ms. Kerr said she spoke with Engineering and said that as long as the existing spaces are located within the proper distance to the entrances that can be used in the total calculations. Ms. Trombley will verify the locations. She added that the erosion and sediment controls will definitely be in place lining the drainage basin to the north. She suggests using straw waddles. As far as storm water, they are looking into the history of the storm water design for the entire site. Ms. Trombley will show the new ADA sites on the plan and she also said that 4 new trees will be planted.

Motion was made by Mr. Elfman and seconded by Mr. Russo to continue the Site Plan – 153 Bowles Road (parking) – OMG, Inc. to April 15, 2021.

ROLL CALL VOTE 5 – 0

3. FORM A – Pine Street – Martin

Ms. Kerr explained that the owner, Mr. Martin is proposing to combine a house with a larger parcel to become one lot. There was no discussion.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the Form A – Pine Street – Martin.

ROLL CALL VOTE 5 - 0

4. FORM A – River Road - Peetros

Ms. Kerr explained that the owner is proposing to create a separate single family building lot. He has worked with the Building Inspector and he has signed off on it. She added that there is adequate frontage. Todd Peetros, property owner, was present. In response to the Board's question, Mr. Peetros said that there is a 5 ½' set back from the existing garage, 5' is the requirement. He went on to say that the southern 240' dimension borders Borgatti Field as does the back 77.88'. Mr. Peetros had staked out the proposed new lot last fall. The Building Inspector was on-site and said it was fine. He had asked the Building Inspector if the location of the house was locked in on the lot. Mr. Scott told him that it can be put anywhere as long as all the zoning requirements are met. Ms. Kerr advised Mr. Peetros that because the land is in a flood plain, when a house is to be built, he would have to go before the Conservation Commission and the process was briefly discussed. Mr. Paleologopoulos noted that the frontage meets the requirements and that is the purview of the Planning Board.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to approve the Form A - 259 River Road – Peetros.

Agawam Planning Board – April 1, 2021

ROLL CALL VOTE 5 – 0

6. DE-COMMISSIONING BOND – CES Agawam Tuckahoe Solar, LLC – South West Street

Chairperson Paleologopoulos stepped down from the chair for this item to abstain and Ms. Baldwin took the chair.

Ms. Baldwin explained that this project was approved with the condition that they obtain and post a de-commissioning bond which they have done. They have acquired a surety bond with Travelers in the amount of \$192,923.00. Ms. Baldwin said that the amount was figured out between CES and the Town's Law Department and satisfies both parties and has satisfied the Board's requirements.

Motion was made by Mr. Elfman and seconded by Mr. Russo to approve and accept the de-commissioning bond for CES Agawam Tuckahoe Solar, LLC – South West Street in the amount of \$192,923.00.

ROLL CALL VOTE 4 – 0 – 1 (Paleologopoulos)

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano for Mr. Paleologopoulos to resume chairmanship.

7. PRELIMINARY PLAN – “Draghetti Estates” – New York Avenue – Draghetti

This item was previously continued to April 15, 2021.

8. APPROVAL OF MINUTES – March 18, 2021

Motion was made by Mr. DeStefano and seconded by Mr. Russo to approve the minutes of March 18, 2021 as written.

ROLL CALL VOTE 4 – 0 – 1 (Baldwin)

9. Correspondences - none

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

ROLL CALL VOTE – 5 - 0

Meeting adjourned at 6:50 PM.

Hpg

