

# Agawam Planning Board – April 15, 2021

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## MEMBERS PRESENT:

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

## MEMBERS ABSENT:

## ALSO PRESENT:

Pamela Kerr

Via Zoom

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

### 1. SITE PLAN – 153 Bowles Road (parking) – OMG, Inc.

Victoria Houle of Fuss & O’Neill was in attendance for OMG. Ms. Kerr said that she spoke with the Engineering Department and they had not received a revised plan or any information to substantiate whether or not the detention pond could handle the extra impervious area or whether or not the site was already maxed out in terms of what the detention pond could handle. Ms. Houle said that she submitted the revised plans late this afternoon. Ms. Kerr noted that the email was received at 5:45pm therefore Engineering would not have seen it. Ms. Houle said that the basin capacity in the parking lot will be increased. She also said that she did include a map showing where all the ADA parking spaces are located. She said there will be a total of 8 ADA spaces and 258 total parking spaces.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to table the Site Plan for 153 Bowles Road (parking) – OMG, Inc. to May 6, 2021.

ROLL CALL VOTE 5 – 0

### 2. SITE PLAN – 50 Almgren Drive (parking) – OMG, Inc.

Victoria Houle of Fuss & O’Neill was present for OMG. She explained that OMG is proposing 31 additional parking spaces. She said she has spoken with Engineering regarding drainage and she briefly mentioned landscaping. Ms. Houle said that they will be filing a NOI with the Conservation Commission as there is a detention basin within the town easement. It was decided that they should look at delineating these areas to see if they now constitute wetlands. Mr. Paleologopoulos asked Ms. Houle if she has seen Engineering’s comments from April 14, 2021. Ms. Houle said yes. Mr. Paleologopoulos displayed the comments on the screen. In response, Ms. Houle said that erosion controls will be in place, that some of the ADA spaces will need to be re-striped and they are not impeding on any part of the northern swale.

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Motion was made by Ms. Baldwin and seconded by Mr. Russo to table the Site Plan for 50 Almgren Drive (parking) – OMG, Inc. to the June 3, 2021 Planning Board meeting.

ROLL CALL VOTE 5 – 0

3. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC (Continued to 4/15/21)

The Board received a request from Mr. MacNaughton to extend the Definitive Subdivision Application Approval for 45 days.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to approve the 45 day extension for the Definitive Subdivision Application – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC.

ROLL CALL VOTE 5 - 0

The Board received a request to continue the Public Hearing for Aspenwood Estates to May 6, 2021.

Motion was made by Mr. Elfman and seconded by Mr. Russo to continue the Public Hearing for Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to May 6, 2021.

ROLL CALL VOTE 5 – 0

4. PRELIMINARY PLAN – “Draghetti Estates” – New York Avenue – Draghetti (Continued to 4/15/21)

Mark Reed of Heritage Land Surveying spoke. He noted that during the next phase, the Definitive Subdivision Plan, a NOI will be filed with the Conservation Commission. He went on to say that they have submitted 2 sets of revised plans and 2 letters dated April 5, 2021 and April 15, 2021. The revisions reflect comments received from the Planning Board as to the length of the cul-de-sac and also Engineering’s comments. Mr. Reed said that the plans they have filed represent requests that were made of them. The Planning Board denied a request for a waiver of the length of the dead end street so the revised plans reflect a 500’ cul-de-sac, eliminating the need for a waiver. The length of the cul-de-sac will be 500’ from the new extension of Alexander Avenue to the cul-de-sac as shown on the plans. The revised plans show 11 building lots. The Planning Board also requested that they investigate an existing intermittent stream that comes from Roosevelt Avenue and goes through 3 of the abutting properties on Roosevelt Avenue and discharges into the open space at the rear of the site. He has submitted documentation from GZA, environmental consultants, confirming that it is an intermittent stream. Mr. Reed said that Lot 8 touches the 100’ Buffer Zone. The plan also shows the perennial stream with the 200’ Riverfront Area which will not be affected by their proposal. Mr. Elfman asked if there were any other delineated wetlands on the site. Mr. Reed said there are none within the 11 proposed lots. Ms.

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Baldwin asked if any flagging or borings were done. Mr. Reed said that the flagging shown is from a previous filing and no borings were done. Mr. Paleologopoulos said that he would like to see the wetlands delineated. Mr. Reed said that this is usually done with the Definitive Plan. He also added that they can only delineate on their own property which would be the open space area. They cannot delineate the intermittent stream because it is on the abutters' property. Ms. Baldwin asked if they will be acquiring land from an abutter. Mr. Reed said that the applicant is in touch with the Palys estate to acquire a 60' x 100' parcel. He added that they also have reached an agreement with Claude Vermette, whose property is at the corner of North Westfield Street & New York Avenue, to acquire an easement to satisfy the curb circle radii and also a 25' wide grading easement. Mr. Reed said that the abutter on the south side is not willing to grant an easement so they are requesting a waiver of the curb circle from 35' to 20' on that side. Ms. Kerr suggested that the Board get input from the Fire Department on the waiver request. Mr. Reed then discussed Engineering's comments of April 7, 2021 and his letter of response. There was discussion of the stormwater system, grading plans and the impact on abutters. Mr. Reed also said it is an option to convey the 5.5 acres of open space to the town. Mr. Paleologopoulos would like the wetland delineation done and to hear from the Fire Department. Ms. Baldwin agrees that the wetland boundaries need to be updated before the board moves forward.

Mr. Reed said that he will need to file an ANRAD with the Conservation Commission before coming before the Planning Board again therefore he would like to request to extend the Preliminary Plan to June 17, 2021.

Motion was made by Mr. Russo and seconded by Mr. DeStefano to table the discussion and extend the Preliminary Plan Application for – "Draghetti Estates" – New York Avenue – Draghetti to June 17, 2021.

### ROLL CALL VOTE 5 - 0

#### 5. APPROVAL OF MINUTES – April 1, 2021

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the minutes of April 1, 2021 as written.

### ROLL CALL VOTE 5 – 0

#### 6. Correspondences – none

#### 7. FORM A – Tobacco Farm Road

Ron Huot was present for the applicants and explained that there are 4 property owners involved in this Form A. They are proposing to adjust the property lines as shown on the plans and are all in agreement. They are not creating any non-conforming lots.

Motion was made by Mr. Russo and seconded by Mr. Elfman to approve the Form A for Tobacco Farm Road.

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ROLL CALL VOTE 5 - 0

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

VOTE – 5 - 0

Meeting adjourned at 7:35 PM.

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