

Agawam Planning Board – April 21, 2022

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO PRESENT:

Taryn Egerton

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

1. PUBLIC HEARING CONT. – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC

The board received a request to continue the public hearing to the May 5th meeting and to extend the definitive plan application for 45 days.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to extend the definitive plan application for 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC for 45 days.

VOTE 5 – 0

Motion was made by Mr. DeStefano and seconded by Mr. DiLullo to continue the public hearing for Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates to the May 5th, 2022 meeting.

VOTE 5 – 0

2. SITE PLAN – 32 Shoemaker Lane – Beach Mountain, LLC

Filipe Cravo of R. Levesque Associates, Inc and Mike Riley of Beach Mountain, LLC were present for the application. Mr. Cravo stated that this is a continuation from the last planning board meeting and that there were two big items that needed to be addressed, which were to get Conservation Commission approval and address all engineering comments. He stated that the Conservation Commission approved the application during the last meeting and received a correspondence from engineering that the other comments have been addressed. Mr. Paleologopoulos stated there was no change to the plan and Mr. Cravo stated there was one minor change to a detail and coordination on maintenance of a culvert. Mr. Paleologopoulos

Agawam Planning Board – April 21, 2022

asked about lighting and Mr. Cravo showed examples of the wall packs which are LED downcast lights on the buildings. He stated that the only single pole would be to illuminate the visitor parking spaces. Ms. Baldwin asked about handicap accessibility for the buildings. Mr. Paleologopoulos asked if they are manual doors and Mr. Riley stated yes. Mr. Paleologopoulos asked if there was any handicap accessible units, using an example of having a button to push so the unit door would open instead of manually open in, though he doesn't believe there is a requirement for that. Mr. Elfman asked where the business sign would be located and Mr. Cravo stated it would be by the entrance but there is no detail for that sign yet. Mr. Paleologopoulos asked if it would be a lit sign and Mr. Riley stated yes it would be if it is allowed. Mr. Riley stated that his father has a sign from another business, 60% is backlit regular sign and bottom is an LED reader board that they were hoping to use for this business. Ms. Baldwin asked the size of the sign and Mr. Riley stated it is approximately 3-4 feet wide and 5 feet tall. Mr. Paleologopoulos asked if it would block visibility and Mr. Riley stated that there would be no issue with sight line and it would be offset so as not to affect traffic and Mr. Cravo stated it would be set far back enough that it would not be in the way. Mr. Paleologopoulos stated that the approval of the sign could be a condition of approval. Mr. Elfman asked what the hours of operation are. Mr. Riley stated it is the typical 9am-5pm and five to six days a week, so those who need access to the climate controlled building or help with units will have someone there. Mr. Elfman asked if there was 24/7 access and Mr. Riley stated that people can go whenever they want, but there won't be staff there 24/7. He stated that the climate controlled building could only be accessed when staff are available. Mr. Cravo stated there is a gate with card access so that the non-climate controlled buildings could be accessed. Mr. Paleologopoulos asked about the engineering comments regarding sedimentation build up. Mr. Cravo stated that beneath the power lines there is a culvert that passes under Shoemaker Lane from one wetland to another wetland on the other side and that the culvert has accumulated sediment from lack of maintenance. He stated the engineering had concerns about the culvert and overflowing the stream, and asked that the applicant work with the Engineering department to clean it out and bring it back to full capacity. Mr. Paleologopoulos stated that the engineering department would do the work on the south side and Mr. Cravo stated it would be a team effort. He stated that there are many conservation implications due to the wetlands. Ms. Baldwin asked about the grading of the site. Mr. Cravo stated that from the street there would be a storm water swale and the driveway would grade back onto the site, so that water cannot come off the driveway onto Shoemaker Lane. He stated they would come up to a 5% grade up to elevation 138 which is the top of the plateau on site and that will be the elevation of the buildings on the lower level. Mr. Paleologopoulos asked if they would be removing a lot from the site. Mr. Cravo stated they would be taking some fill from the top of the plateau for the bottom portion of the site but will probably need to bring in more fill for the lower elevations. He stated the road elevation is 127 and that the driveway elevation is 136, so they are about 9 feet from the roadway to the driveway. Ms. Baldwin asked what the difference is from the roadway to the existing barn on site. Mr. Cravo stated that the roadway is at 127 and the barn is 150, a 23 feet difference. Mr. Paleologopoulos asked regarding the construction plan, would the site be graded all at one time. Mr. Riley stated that they received correspondence from an earth work company that recommended both get done at the same time. He stated initially they were going to complete the work in steps, but the earth work company stated that the work would most likely be done in one shot. Mr. Paleologopoulos stated he asked because doing the work all at once could create a dust bowl for abutters and erosion issues. Mr. Cravo stated that for the project a Stormwater pollution

Agawam Planning Board – April 21, 2022

prevention plan will need to be submitted which has requirements for erosion control maintenance and dust control is part of it. Mr. Paleologopoulos asked how long it would take to construct this. Mr. Riley stated they got their first bid recently but did not see a timeframe on it, but that it goes quickly once the foundation and metal is in.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to approve the site plan for 32 Shoemaker Lane – Beach Mountain, LLC conditional upon all professional staff comments being addressed, including the approval from Inspection Services on the business's sign.

Mr. Paleologopoulos noted for the record that all engineering department comments have been addressed.

VOTE 5 – 0

3. SITE PLAN – Tuckahoe Farm – 0 Pine Street – Town of Agawam

This application was previously continued to the May 5, 2022 meeting.

4. APPROVAL OF MINUTES April 7, 2022

Motion was made by Mr. DeStefano and seconded by Ms. Baldwin to approve of the minutes of April 7, 2022 as written.

VOTE 5 – 0

5. DISCUSSION + POSSIBLE VOTE – Planning Board Representative for Housing Committee

Mr. DiLullo stated he would throw his hat in the ring. Mr. Paleologopoulos stated he could be nominated for the committee and if it isn't something that he can do or is interested in, they could nominate another member.

Motion was made by Mr. DeStefano and seconded by Ms. Baldwin to nominate Michael DiLullo to the housing committee.

VOTE 5 – 0

Mr. Paleologopoulos stated he would go to the next meeting with Mr. DiLullo and introduce him to the committee.

6. Correspondences—

Agawam Planning Board – April 21, 2022

Mr. Paleologopoulos stated there was an email that Ms. Baldwin was elected as an at-large member of the CPA committee, leaving a spot open for a planning board member. Ms. Baldwin stated she has been on the committee for many years and wanted another member to have a chance because it is a very interesting board. Ms. Baldwin stated the CPA is chaired by Henry Kozloski and vice chair is Anthony Russo. Mr. DeStefano asked when the meetings are. Ms. Baldwin stated it depends on if the committee has any applications. She stated Jennifer Bonfiglio is the secretary for the committee and when application comes in, she reviews it, the applicant will present, the board will go on site if necessary, and discuss the projects with the proponents.

Mr. Paleologopoulos stated that Pam Kerr has accepted the position as the Director of Planning, starting in May.

Mr. DeStefano asked what was going on with New York Avenue. Ms. Egerton stated she has not received the Definitive Plan Application for the project yet.

Mr. Paleologopoulos stated that the Agawam Engineering department sent an email regarding Aspenwood Estates and wanted to ensure the board would read it and understand it for when the project is before the board again.

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

VOTE 5 – 0

Meeting was adjourned at 6:26 pm