

Agawam Planning Board – August 19, 2021

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO PRESENT:

Taryn Egerton

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

1. PRELIMINARY PLAN – New York Avenue - Draghetti

The Board received a request to continue the Preliminary Plan for New York Avenue – Draghetti to September 2, 2021.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the Preliminary Plan – New York Avenue – Draghetti to September 2, 2021.

VOTE 5 - 0

2. BOND SETTING – D’Amato Way – Bretta

The Board received a memo from the Town Engineer saying it is still too early to set the bond.

Motion was made by Mr. DeStefano and seconded by Mr. Russo to table the Bond Setting – D’Amato Way – Bretta to the September 2, 2021 Planning Board meeting.

VOTE 5 - 0

3. PERFORMANCE AGREEMENT – D’Amato Way - Bretta

Ms. Egerton explained that this is a standard form used by the Town. It is an agreement between the Town and the developer before the bond is set. This needs to be approved and signed by the Planning Board.

Motion was made by Mr. Russo and seconded by Mr. Elfman to approve the Performance Agreement – D’Amato Way – Bretta as written.

VOTE 5 - 0

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

The Public Hearing – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC was previously continued to August 19, 2021. The Preliminary Plan Application was extended to August 19, 2021.

Kirk MacNaughton was in attendance and spoke saying that the original plan has not changed except for details to satisfy Engineering's comments. He said the original plan called for a retaining wall in order to stay out of the wetlands. Engineering did not want a retaining wall so he removed the wall from the plan. The second plan showed a new grading plan that went into the wetland area but DEP wanted to avoid this so he lowered the grade of the road so there would be no filling in the wetlands. Mr. MacNaughton said they will be working in the upland areas only. He went on to say that they recently did test holes and drainage calculations as requested by Engineering. His engineer is working on the Town's Engineering Department's most recent comments. He is hoping to go before the Conservation Commission on September 9, 2021 and then be ready for the Planning Board on September 16, 2021. He said he has been working with NHESP and is waiting for their decision. Mr. Paleologopoulos noted that they are seeing movement now after a few months. Ms. Baldwin said that she spoke with the Town's Engineer, Michelle Chase, and that her 2 major concerns were the design of the drainage system including the detention ponds and the road grading going from 3:1 to 1:1 pitch. There was then a lengthy discussion of Engineering's 38 comments including drainage, catch basins, detention ponds, water run-off, 8" versus 12" water line, site lines, endangered species and implementing a home owner's association to handle the maintenance of the development. Mr. Paleologopoulos asked for public input.

Ruth Cosimini, 102 Doane Avenue, asked if the drainage would be going into the wetlands. Mr. Paleologopoulos explained that the run-off would be going through a filtered drainage system then released in measured amounts. Ms. Cosimini also commented that the catch basins on Doane Avenue don't work properly. Mr. MacNaughton said that the existing ones will be retrofitted or new ones will be installed. He also said that the water that collects at the end of Doane will go into his drainage system. Stu Kibbe, 40 Doane Avenue, asked if the August 12 comments reflect that the August 7 and August 8 drainage calculations were submitted and that the soil testing was done. He also talked about the site distance plan and the distance between the 2 streets. Mr. MacNaughton said he has addressed this with Engineering and will adhere to the 300' requirement between streets. Mr. Kibbe asked who would issue a sidewalk waiver for the south side of the development. Mr. Paleologopoulos said the Planning Board does. Mr. Kibbe asked why is it not in the plans to have sidewalks on both sides. Mr. MacNaughton feels it is not necessary to have 2 – 2000' sidewalks and would be difficult to maintain. Mr. Kibbe, referencing the 8" water main, asked if there will be industrial businesses. Mr. Paleologopoulos said only businesses that do not have high water usage. Lisa Patnode, 40 Doane Avenue, expressed concern about safety with the lack of sidewalks on both sides of the new street. She also asked how the homeowner's association will maintain the detention pond. Mr. MacNaughton explained that the buyers will know when they buy the property that there is an association and fees. Ms. Patnode asked if the new plans solve the retaining wall and grading issues. Mr. MacNaughton said that the road has been re-designed in the revised plans. Mr. Russo expressed concern with safety in not having sidewalks on both sides of the street. Mr. MacNaughton said that it is

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expensive to install, he doesn't feel it is necessary and eventually the town will have to maintain it. Ms. Cosimini asked if the new road is connecting on Doane Avenue and will there be a fence, to which Mr. MacNaughton said yes it will connect and there is no plan for a fence. Ms. Patnode asked how the endangered species will be protected. Mr. Paleologopoulos explained that that is a Conservation Commission issue not the Planning Board. Mr. Kibbe noted that if the zoning was changed to residential sidewalks would be needed on both sides. Mr. Paleologopoulos noted that there are no sidewalks on Doane Avenue.

Motion was made by Ms. Baldwin and seconded by Mr. Russo to continue the Public Hearing – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to September 16, 2021.

VOTE 5 – 0

Motion was made by Mr. Russo and seconded by Mr. Elfman to extend the Definitive Plan Application for 30 days to September 16, 2021

VOTE 5 – 0

5. 358 COREY STREET – Discussion and possible vote

Ms. Egerton explained that The Board received a letter from Steve Buoniconti, City Solicitor, regarding the wording on the conditions of the site plan approval. The word concludes will be changed to reveals per DEP.

Motion was made by Ms. Baldwin and seconded by Mr. Russo to approve the wording change concludes to reveals on the site plan approval for 358 Corey Street to satisfy DEP.

VOTE 4 – 0 – 1 (Elfman)

6. APPROVAL OF MINUTES – August 5, 2021

Motion was made by Mr. DeStefano and seconded by Ms. Baldwin to approve the minutes of August 5, 2021 as written.

VOTE 3 – 0 – 2 (Russo, Elfman)

7. Correspondences - none

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

VOTE 5 – 0

Meeting was adjourned at 7:25.

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