

# Agawam Planning Board September 7, 2023

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## MEMBERS PRESENT:

Violet Baldwin, Acting Chairman  
Michael DiLullo  
Frank DeStefano  
Charles Elfman

## ALSO PRESENT:

Taryn Egerton  
Stefanie Kesecker  
Pam Kerr

Ms. Baldwin, Acting Chairperson, called the meeting to order at 6:00 pm.

### 1. SITE PLAN-35 Springfield Street-Bay State Film & Video Productions, Inc.

This plan shows the addition of six parking spaces as partial replacement of parking lot to eminent domain taking by the Town.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the SITE PLAN-35 Springfield Street-Bay State Film & Video Productions, Inc.

VOTE 4-0-0

### 2. SITE PLAN-384 Shoemaker Lane-Lower Pioneer Valley Educational Collaborative

Zachary Wallin and Jamie Fair with Weston & Sampson were present for this agenda item as well as Alvin Morton and Charlie Crow with the Lower Pioneer Valley Educational Collaborative. Mr. Wallin stated this was a redevelopment of the parcel to add 13 electric bus charging stations, fencing, fueling stations, stormwater control infrastructure, and paving. He stated LPVEC was awarded grants from EPA and MassCEC for electric buses and those buses need charging stations. Mr. Wallin stated the charging stations would have bollards in front of them. He went on to say there will be above ground fuel systems with a canopy and fire suppression. Mr. Elfman asked if the above ground fuel tanks are common. Mr. Wallin stated fleet fuel stations are typically above ground due to regulations for spill control and it is a safer practice environmentally. Mr. Wallin stated the 13 charging stations will be located on the northern portion of the site and the entrance will have an automatic sliding gate and the exit will have an automatic swing gate. He stated a special permit would be needed from Zoning Board of Appeals for perimeter 6 ft. fencing since it is in the setback area. Ms. Baldwin asked what type of fence. Mr. Wallin stated a vinyl coated black chain link fence. 30 additional buses will also be added to this lot as LPVEC is closing its Southwick facility. He stated there will be site lighting that will be shielded so no offsite illumination. He went on to say there are wetlands present near the charging stations and an NOI has been submitted to the Conservation Commission. He stated an ANR must also be submitted as currently this property contains two separate parcels. The Building Inspector has required that they provide an ANR plan to combine the parcels into one. Ms. Baldwin asked if there were dumpsters. Mr. Wallin stated the

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proposed dumpsters are right behind the building. Ms. Baldwin asked about the large dumpster in the front of the location currently. Mr. Crow stated that dumpster was for construction and would be removed after the project was completed. Ms. Baldwin asked if there was any cut sheets for the lighting. Ms. Wallin stated a photometric plan was provided. Ms. Baldwin asked if any consideration had been given to landscaping the front of the property to enhance the aesthetics. Mr. Wallin stated they would look at putting together a landscaping plan. He stated there are stormwater improvements, proposed catch basins, manholes, and underground detention chambers. He stated the proposed runoff of the site will not exceed current levels. Mr. DiLullo asked if the Building Inspector comments have been addressed. Mr. Wallin stated yes.

Motion was made by Mr. DiLullo and seconded by Mr. Elfman to table the SITE PLAN-384 Shoemaker Lane-LPVEC until the September 21, 2023 meeting.

VOTE 4-0-0

### 3. SITE PLAN-685 South Westfield Street-DePalma

John Furman with VHB was present for this agenda item as well as Tina DePalma and Attorney Gary Liquori. Mr. Furman stated they are requesting a waiver for the sidewalk being installed on both sides of the roadway. He stated there are 158 units and most are on the upper levels. He stated the sidewalk would be boulevard style. He stated they had coordinated with the School Department for bus pickup which will be at the end of the location with a waiting area and benches. He went on to say a mail kiosk has been added. He stated that a revised plan has been submitted to address the original comments from Engineering. The Board received comments this evening from Engineering on the revised plan. Mr. Furman stated they completed a property line survey and some of the units were repositioned. He stated there will be a separate snow storage plan as required by the Engineering Department. Mr. Furman stated the roadway will be constructed first and then the buildings will be constructed. Crosswalks will be added to the location as required by Engineering. Ms. Kerr asked if a Notice of Intent was being prepared. Mr. Furman stated an NOI is being worked on and will be submitted to the Conservation Commission within the next few weeks. Ms. Baldwin asked about the transition from apartments to condominiums as was presented at a previous meeting. Mr. Furman stated they were attempting to create affordable units and it would be similar to rent to own. He stated once the buildout is occupied and people move then they would become condominiums. Ms. Baldwin asked Ms. DePalma if she had looked at other housing options for this site, such as single family homes or an over 55 community. Ms. DePalma stated they did consider over 55, but they went with this option as they find a market demand for this type of use. Mr. Furman stated that single family homes at this location would not be feasible as Agawam has a maximum roadway of 500 ft. so not many homes could fit in this location and some of the property would be open space. Ms. Kerr asked if they had looked into an open space or cluster development that the Town has in its zoning ordinance. Mr. Furman stated that type of development would not be suitable for this site. Ms. Baldwin asked Ms. DePalma if she would be developing this herself or it would be for sale. She stated she would be partnering with a big company to complete this project. Mr. Elfman asked if other waivers other than the sidewalk would be necessary. Mr. Furman stated just the sidewalk and lighting. Mr. DeStefano asked the length of the sidewalk to the barrier. Mr. Furman stated he believes the distance is about 1200 ft. Mr. DeStefano asked about the

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sidewalk waiver. Mr. Furman stated that allowing sidewalks to be waived on one side of the road in this section would allow for less wetland impacts with the length of the culvert. No action was taken on the waiver requests this evening. The members agreed to act on the waivers at the next meeting. Ms. Kerr asked about trash pickup. Ms. DePalma stated there would be single private trash pickup (barrels). No dumpsters will be on-site. Ms. Kerr asked if the trash pickup would be written in the condominiums association paperwork. Ms. DePalma stated yes, that was correct. Mr. DeStefano asked about the rent to own, and if the rent would be applied to the purchase price. Ms. DePalma stated she that while it has not yet been finalized, she would like to put a plan in place to accommodate current renters if they should choose to buy a unit at a later date. Ms. Baldwin asked if the plan to own would be put in place once the buildout was completely occupied. Ms. DePalma stated yes, that's the plan. Ms. Kerr asked if the Notice of Intent was being prepared for submission to the Conservation Commission as the Planning Board will want the Conservation Commission to take action first. Mr. Furman indicated that it should be submitted within the next week or two.

Motion was by Mr. DeStefano and seconded by Mr. Elfman to table the SITE PLAN-685 South Westfield Street-DePalma until the September 21, 2023 meeting.

VOTE 4-0-0

#### 4. FORM A-466 Meadow Street-DiLullo

Mr. DiLullo recused himself at 6:58pm.

This plan shows three lots at 466 Meadow Street being combined into one parcel.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to approve the Plan for DiLullo on 466 Meadow Street under "Subdivision Control Law Not Required."

VOTE 3-0-0

Mr. DiLullo rejoined the meeting at 7:03pm

#### 5. Bond Release-40 Kosak Court-Tirone

The Engineering Department performed a site visit and has issued no concerns with this bond release.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to release the bond being held for 40 Kosak Court-Tirone.

VOTE 4-0-0

#### 6. Bond Release-28 Cynthia Place-Champagne

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The Engineering Department performed a site visit and recommended this bond release be denied as they are concerned that the house and/or garage are encroaching on the allowable set back/side yard. They have requested an as-built plan be prepared.

Motion was made by Mr. DeStefano and seconded by Mr. DiLullo to deny the bond release for 28 Cynthia Place-Champagne, based on Engineering comments dated September 7, 2023.

VOTE 4-0-0

### 7. APPROVAL OF MINUTES-August 17, 2023

Motion was made by Mr. DiLullo and seconded by Mr. DeStefano to approve the August 17, 2023 minutes.

VOTE 4-0-0

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

VOTE 4-0-0

Meeting adjourned at 7:15pm.