

Agawam Planning Board – September 16, 2021

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO PRESENT:

Taryn Egerton

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

1. SITE PLAN – Tuckahoe Farm – 0 South West Street & 0 Pine Street – Town of Agawam

The Board received a request from Rich Niles to continue the Site Plan for Tuckahoe Farm to the next meeting.

Motion was made by Ms. Baldwin and seconded by Mr. Russo to continue the Site Plan – Tuckahoe Farm – 0 South West Street & 0 Pine Street – Town of Agawam to the October 7, 2021 Planning Board Meeting.

VOTE 5 - 0

2. PRELIMINARY PLAN – New York Avenue – Draghetti

Mr. Paleologopoulos read a letter from Safety Officer Grasso. His comment was that a stop sign and a stop line be installed at the intersecting way with Roosevelt Avenue. He then talked about Engineering's comments of September 14, 2021. The first comment concerned the looping of the water main through the new road and back to Richmond Avenue. He added that work would be necessary in the 100' buffer zone. The second comment was that the storm water basin may need to be changed. Mark Reed, Heritage surveying, said there is a 20' wide water easement along the new street which is included in the preliminary plan. He said the next phase – the definitive plan – will involve more work being done such as soil testing to support the storm water system plan. The testing would be done late fall or early spring depending on the preliminary plan approval. Mr. Russo discussed the elevation of the road. Mr. Reed said there is still grading to be done. Mr. Elfman expressed concern with the neighbors encountering storm water runoff. Mr. Reed said the water will be channeled toward the street and out to the back of the property. Mr. DeStefano also expressed concern with the storm water runoff affecting the neighbors. Mr. Reed said the definitive plan will demonstrate that there will be no negative impact. Mark Pease, 111 Clover Hill Drive, is concerned with the water flow. He said the new homes will be built with the flow running away from them, therefore, it will flow to the neighbors. He went on to say that another negative impact would be losing privacy when the trees are cleared and he noted that the 2 abutters at the corner of the paper street will have to maintain the new sidewalks. Francis Arenstam, 137 Clover Hill Drive, suggested that rather than construct a new detention basin, use

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the existing one. David Flescher, 101 Clover Hill Drive, spoke saying that with the removal of trees and having clay soil, the storm water would flow to Clover Hill. Mr. Paleologopoulo said that the definitive plan will give a clearer picture. Ms. Baldwin added that Engineering will be actively involved, will be on site and will dictate what is necessary. Mr. Arenstam, 137 Clover Hill Drive, suggested a ditch or berm to control the water flow. John Hirst, 119 Clover Hill Drive, said that a detailed run-off plan must be provided. Lucy Gionfriddo, 110 Clover Hill Drive feels that climate change is causing more storms and rain. She showed the Board pictures of her yard. Mr. Arenstam asked where the overflow pipe would be for the retention pond. Mr. Reed said it goes to the west onto the edge of the property. Mr. Paleologopoulos noted that the preliminary plan is only the first step in the approval process. Mr. Flescher said that water flows onto his property from the back area now. He is concerned with the removal of trees and the grading of the development and he noted that the clay that is present cannot hold the storm water. Valerie Lorenz, 91 Clover Hill Drive, said in the winter her yard is an ice skating rink and she is concerned with water in her basement. She also noted concern for the wildlife being pushed out.

Chairperson Paleologopoulos said that Engineering and Safety have made their comments. Let's get started on the definitive plan.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to approve the Preliminary Plan – New York Avenue – Draghetti.

VOTE 5 – 0

Mark Reed said the definitive plan will be filed in the spring.

3. BOND SETTING – D'Amato Way – Bretta

The Board received an email from the Town Engineer, Michelle Chase, saying that they still need more time. They may be ready in a couple of weeks.

Motion was made by Ms. Baldwin and seconded by Mr. Elfman to continue the Bond Setting – D'Amato Way – Bretta to the October 7, 2021 Planning Board meeting.

VOTE 5 - 0

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

Motion was made by Mr. DeStefano and seconded by Mr. Russo to continue the Public Hearing – Definitive Plan – 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC to October 21, 2021.

VOTE 5 – 0

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Motion was made by Mr. DeStefano and seconded by Mr. Russo to extend the Definitive Plan Application - 673 Silver Street – Aspenwood Estates – Aspenwood Associates LLC for 45 days.

VOTE 5 – 0

The Board would like to give Mr. MacNaughton a date to comply at which time the board could approve, approve with conditions or deny the definitive plan. Mr. MacNaughton could also ask to withdraw without prejudice. Mr. Paleologopoulos said he spoke with Ms. Chase, Town Engineer, and they have serious issues with the plan. Ms. Egerton is to compose a letter to Mr. MacNaughton stating that the Board will act at the October 21, 2021 meeting based on the time elapsed and Engineering's comments. The Chair also advised checking with the law department to be sure of the correct procedure and then sending the letter to the Board members for comments. He also wants to confirm if 5 people must vote to deny a definitive plan. The reason for denial being possibly Engineering's comments not being addressed.

5. APPROVAL OF MINUTES – September 2, 2021

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to approve the minutes of September 2, 2021 as written.

VOTE 3 – 0 - 2 (Baldwin, DeStefano)

6. Correspondences

The Board received a request from Marc Strange asking them to sponsor a Town Ordinance (TOR) change. A technical fix will be made to C 180-13 (c)(2) by deleting “10 copies of the application and site plan” and replacing it with “four hard copies of the site plan and one hard copy of the stormwater management plan, clarifying the submittal requirements.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to sponsor the change to Town Ordinance C180-13(c)(2) to require four hard copies of the site plan and one hard copy of the stormwater management plan rather than the current 10 copies required for submittal.

VOTE 5 - 0

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

VOTE 5 – 0

Meeting was adjourned at 7:00.

Hpg