

# Agawam Planning Board October 19, 2023

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## MEMBERS PRESENT:

Violet Baldwin, Acting Chairman  
Michael DiLullo (6:02pm)  
Frank DeStefano  
Charles Elfman  
Michael Cleavall

## ALSO PRESENT:

Taryn Egerton  
Stefanie Kesecker  
Pam Kerr

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

### 1. FORM A-86 South Westfield Street-DePalma

Ms. Baldwin informed the Board this Form A is the same as was submitted twice before and denied on November 17, 2022 and March 2, 2023 for inadequate access. The current Form A presented is the same as the past two plans, with the common driveway being changed to an access easement over the side property line to Lot B. Ms. Baldwin stated this easement does not improve access to the property and that vital and adequate access are still absent. The existing house is on lot B, the driveway is on the proposed lot A. At the frontage of lot B and all but approximately 30' of lot A there is a retaining wall that was installed by Mass DOT and there is a steep grade change at this location. There is no access to lot B due to the retaining wall. The members agreed that this plan does not address the Board's previous concerns including but not limited to the retaining wall constructed and controlled by the State, steep grade of the property, as well as emergency vehicle access.

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to deny the Form A for 86 South Westfield Street-DePalma dated October 3, 2023 due to inadequate vital access to Lot B based on the existing conditions including a retaining wall and steep slopes, as well as concerns over emergency vehicle access.

VOTE 5-0-0

### 2. FORM A-384 Shoemaker Lane-Lower Pioneer Valley Educational Collaborative

Ms. Kerr reminded the Planning Board that this Form A, combining the two existing parcels, was a requirement of the recent site plan approval for this location. The Engineering Department and Inspection Services had no comments or concerns.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the plan for 384 Shoemaker Lane-Lower Pioneer Valley Educational Collaborative under "Subdivision Control Law Not Required".

VOTE 5-0-0

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

The Planning Board received a request to continue this agenda item to the November 2, 2023 meeting.

Motion was made by Mr. Cleavall and seconded by Mr. Elfman to continue the Site Plan for 685 South Westfield Street for DePalma to the November 2, 2023 meeting as requested.

VOTE 5-0-0

### 4. SIDEWALK EASEMENT PLAN-D'Amato Way

Ms. Egerton informed the Board that the sidewalks on Lot 5 and a portion of Lot 6 were constructed on private property vs. within the Town's right of way. Engineering required and Easement plan that will be filed with the Registry of Deeds. Engineering has reviewed the plan and had no comments.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the plan entitled "Sidewalk Easement on Behalf of the Town of Agawam, MA", prepared by Anderson Associates and dated Oct., 2023.

VOTE 5-0-0

### 5. APPROVAL OF MINUTES September 21, 2023 & October 5, 2023

Motion was made by Mr. DeStefano and seconded by Mr. Cleavall to table the September 21, 2023 until the November 2, 2023 meeting.

VOTE 5-0-0

Motion was made by Mr. DeStefano and seconded by Mr. DiLullo to table the October 5, 2023 minutes until the November 2, 2023 meeting.

VOTE 5-0-0

### 6. Correspondences

Ms. Kerr informed the Board that the Housing Committee is working with the Pioneer Valley Housing Commission on the Housing Production Plan Update and a public meeting is scheduled for Wednesday, November 15, 2023 at 5:30pm at the Agawam Senior Center. Ms. Kerr stated it would be coming before the Planning Board on their first agenda in December for input prior to going to the City Council.

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

VOTE 5-0-0

Meeting adjourned at 6:15pm.