

Agawam Planning Board – October 20, 2022

MEMBERS PRESENT:

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

MEMBERS ABSENT

Charles Elfman

ALSO PRESENT:

Stefanie Kesecker
Taryn Egerton
Pam Kerr

Chairperson Paleologopoulos called the meeting to order at 6:01 pm.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to take agenda items out of order.

VOTE 4-0-0

2. FORM A-395 Main Street-Pride Operating, LLC

Mr. Paleologopoulos stated this was the combining of two parcels with no change in the frontage. The Building Inspector had no comments.

Motion was made by Mr. DiLullo and seconded by Mr. DeStefano to approve the plan for Main Street-Pride Operating, LLC under Subdivision Control Law Not Required.

VOTE 4-0-0

3. SITE PLAN-395 Main Street, Rear Main Street-Pride Operating, LLC (continued to November 3, 2022)

This agenda item was previously continued.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to put the agenda items back in order.

VOTE 4-0-0

1. SITE PLAN-497 South Westfield Street-Tirone & Depalma

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Rob Levesque with R. Levesque & Associates was present for this agenda item as well as the proponent Joe Tirone. Changes have been made since the original plan in 2013 and the subsequent revisions in 2018. Mr. Levesque said there is a large Bordering Vegetative Wetland (BVW) within the middle of the property. Mr. Levesque stated some of the permits with the Conservation Commission have expired and they have filed a Notice of Intent and are scheduled to go back before the Conservation Commission on October 27, 2022. There were some transitional areas in the fields that were looked at by the peer reviewer Emily Stockman. Mr. Levesque stated that this review lead to the adjustment of the wetland boundaries and some areas require retaining walls, but mostly just storm water basins have changed, and a few units were consolidated. Mr. Levesque stated that none of the roadway changed, but small changes to the parking area. Some of the duplexes have been combined in triplexes. The last plan had 80 units, this plan has 81. Mr. Levesque stated there was a change to the level spreader and the grading shifted to avoid the wetland area. Engineering comments were received that state both a traffic study and a trip generation study will be required prior to Site Plan approval. Engineering memo states that due to recent development in the area, a traffic signal may be warranted at South Westfield Street and Pine Street. Updated HydroCAD files corresponding to the most updated version of the stormwater drainage report will be sent to Engineering. Engineering item number 3 states, “The stormwater runoff from South Westfield Street currently drains to the east for much of the frontage of this project. The plans call for the driveway aprons for units 68-81 to pitch toward the roadway. This will keep storm water from flowing off the road and down the driveways. However, runoff will continue to flow to the east between the driveways based on the proposed grading. This stormwater will be captured by the proposed yard drains. The impervious area of South Westfield Street does not appear to be included in the stomwater drainage calculations. The Town is concerned that this stormwater will create erosion issues during construction and overwhelm the proposed drainage infrastructure during large storm events. This may also occur along the remaining frontage for this project.”

Mr. Levesque addressed the Engineering comments. He stated the Traffic Safety Officer Brian Machos was comfortable with the project. Mr. Levesque said he respectfully disagrees that a traffic study is needed. Mr. Paleologopoulos addressed his traffic concerns with the hill, and that a traffic signal would be good. Mr. DeStefano stated it is a tough spot for traffic. Mr. DeStefano brought up the fact that since the initial plan in 2013 many things in the surrounding area have changed, such as more houses and more cars in the area, and that the area is more congested than in years past. Mr. Paleologopoulos stated that Engineering was requiring a traffic study and trip generation study prior to Site Plan Approval. He asked if these studies have ever been done for the prior plans. Mr. Levesque stated that no traffic or trip generation study had ever been done. Ms. Kerr stated that a previous stopping sight distance study was done in 2013. Ms. Kerr suggested Mr. Levesque meet with Engineering to go over their comments. Mr. DeStefano asked where the entrances and exits would be. Mr. Levesque stated there are condos that are accessed directly off South Westfield Street, and there will be curb cuts. Mr. DeStefano asked if the cars would be able to turn around in the driveways before pulling out onto South Westfield Street. Mr. Levesque said there would be turn arounds in each driveway. Mr. DiLullo asked how far back from the road the driveways would be. Mr. Levesque said there was a setback of about 51 ft. Mr. Paleologopoulos asked if the grade drops. Mr. Levesque stated yes. Ms. Kerr asked if there was sidewalks on the outside of the homes. Mr. Levesque stated there was. Mr. Kerr asked about sidewalks on the interior area. Mr. Levesque stated there was sidewalks on both sides and some crossing in the middle. Ms. Kerr asked if they were looking for subdivision

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waivers. Mr. Levesque stated they are not asking for any waivers. Mr. Paleologopoulos asked where the mail would be delivered. Mr. Levesque said there will be a mail kiosk at the front. Mr. Paleologopoulos asked about the road that was near Taylor Pond and if there was any endangered species. Mr. Levesque stated the area was de-mapped by Natural Heritage. Mr. Levesque stated he would make sure a trip generation was done before the next meeting and he would communicate with Engineering Department. Ms. Egerton stated the Fire Department had asked for a Sweep Path Analysis and had not yet received one. Mr. Levesque stated that he could provide that.

Motion was made by Mr. DiLullo and seconded by Ms. Baldwin to table the SITE PLAN-497 South Westfield Street-Tirone & Depalma until the November 3, 2022 meeting.

VOTE 4-0-0

4. SITE PLAN-10 Main, 24 Main, 23 Suffield-Route 75/Main Street AGA, LLC

The Planning Board received a request to continue this until the November 3, 2022 meeting.

Motion was made by Mr. DeStefano and seconded by Mr. DiLullo to continue the SITE PLAN-10 Main, 24 Main, 23 Suffield-Route 75/Main Street AGA, LLC until the November 3, 2022 meeting.

VOTE 4-0-0

5. PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC

The Planning Board received a request to continue the PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC until the November 3, 2022 meeting.

Motion was made by Ms. Baldwin and seconded by Mr. DeStefano to continue the PUBLIC HEARING CONT.-Definitive Plan-673 Silver Street-Aspenwood Estates-Aspenwood Associates LLC until the November 3, 2022 meeting.

VOTE 4-0-0

6. SITE PLAN-Tuckahoe Farm-0 Pine Street-Town of Agawam (continued to November 17, 2022)

This agenda item was previously continued.

7. APPROVAL OF MINUTES October 6, 2022

Ms. Baldwin wanted her question about cooking onsite and an oil and grease separator added to the minutes.

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Motion was made by Ms. Baldwin and seconded by Mr. DiLullo to approve the minutes from October 6, 2022, as amended.

VOTE 4-0-0

8. Correspondences

There were none.

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

VOTE 4-0-0

Meeting was adjourned at 6:30pm.