

AGAWAM PLANNING BOARD

November 29, 2018

MEMBERS PRESENT:

Mark R. Paleologopoulos, Chairman
Violet E. Baldwin
Charles Elfman
Nicholas Pandolfi
Mario Tedeschi

ALSO PRESENT:

Pamela Kerr

Mr. Paleologopoulos called the meeting to order at 5:00 PM.

1. Site Plan – New Water Park Attraction – Six Flags New England

John Furman with VHB, David Jenks and Jeff Bisette of Six Flags New England were in attendance to present a site plan for a new water attraction currently called the Buccaneer Beach expansion. The site is currently occupied by Bonzai Beach, which will be demolished except for the Coke a Cola stand. Buccaneer Beach includes a pool, a changing room building, pool filter building, landscaped areas, concrete patio areas and cabanas. The creation of Buccaneer Beach will add 59,000 sq. foot increase in impervious area. Stormwater runoff will be collected within new catch basins and conveyed to the existing piped system that leads to the river. Ms. Baldwin asked how they have addressed the concerns raised by the Health Department. Mr. Furman said Health Director Auer will be working directly with the park designers in regards to the plumbing and health code. The shower facility concerns have been addressed, and Ms. Auer recommended approval in a memo dated October 19, 2018. There will be eight outdoor rinse stations provided. Mr. Paleologopoulos asked if any screening would be provided; Mr. Jenks said there is an eight-foot high ornamental fence next to the Tennessee Gas easement, and privacy screening will be installed. The Engineering Department and Fire Department have also provided memos recommending approval.

Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to approve the site plan for Six Flags New England at 1623 Main Street conditional upon any professional staff comments.

VOTE 5-0

2. Bond Setting, Release of Covenant, New Performance Agreement – Lot 33 Kosak Ct.

Mr. Tirone has requested a bond amount for Lot 33 Kosak Court. The Engineering Department recommended a bond of \$3950.00.

Motion made by Ms. Baldwin and seconded by Mr. Pandolfi to set the bond for Lot 33 Kosak Court at \$3950.00 as recommended by the Engineering Department.

VOTE 5-0

Ms. Kerr advised the Board that a Release of Covenant and New Performance Agreement can be signed and executed pending receipt of the bond.

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Motion made by Ms. Baldwin and seconded by Mr. Tedeschi to approve a Release of Covenant and Performance Agreement for Lot 33 Kosak Court pending receipt of a bond.

VOTE 5-0

3. Bond Release – Lot 10 Farmington Circle - DePalma

The Engineering Department submitted a memo stating all work on this lot has been completed. The individual lot bond of \$3950.00 may now be released.

Motion made by Mr. Tedeschi and seconded by Mr. Elfman to release the bond in full being held for Lot 10 Farmington Estates.

VOTE 5-0

4. Bond Status – Lots 4 & 11 – Burlington Estates

Mr. Muldoon has requested a six-month extension in order to meet onsite with the Engineering Department in the spring. The Engineering Department has submitted a memo stating there are cracked sidewalk panels in front of both lots. Mr. Muldoon is aware of the memo and is in disagreement with one of the sidewalk panels being damaged. The Engineering Department also raised concern about damage to the detention pond due to it being used as a dirt bike racetrack.

Motion made by Mr. Tedeschi and seconded by Mr. Elfman to extend the Bond for Lots 4 & 11 Burlington Estates for six months until June 7, 2019.

VOTE 5-0

5. Approval of Minutes – October 18, 2018

Motion made by Mr. Elfman and seconded by Mr. Pandolfi to approve the October 18, 2018 minutes as written.

VOTE 5-0

6. Correspondences

A comprehensive permit application was submitted to Zoning Board of Appeals by Wayfinders for 586 Mill Street. As part of the ZBA's rules and regulations, the Planning Board was provided a copy of the application and were invited to attend the public hearings.

7. Amendment to Rules and Regulations – Chapter 44, 53G

Mr. Paleologopoulos explained the amendment would allow the Planning Board to hire an outside consultant to review certain applications. This resource would be used for complex applications to the Planning Board, and the applicant would be responsible for the cost. Ms. Kerr explained if the Board is in favor, the way to adopt the amendment would be to follow the protocol to amend the Planning Board's Rules and Regulations.

Motion made by Mr. Tedeschi and seconded by Mr. Pandolfi to support, as drafted, the amendment to allow for the hiring of an outside consultant for a third party review.

The meeting adjourned at 5:40 PM