



Planning Board AGENDA

Thursday, February 6, 2025 - 6:00 PM

Regular Meeting
Agawam Senior Center
954 Main Street
Agawam, MA 01001

A. Planning Board

- 1) FORM A-131 Coronet Circle Savonin
- 2) DISCUSSION & POSSIBLE VOTE-Planning Board Representative for Housing Committee
- 3) APPROVAL OF MINUTES-December 19, 2024
- 4) Correspondences

TOWN OF AGAWAM, MASSACHUSETTS

FORM A

Application for Endorsement of Plan Not Believed to Require Approval

FILE ONE COMPLETED FORM WITH THE PLANNING BOARD AND ONE COPY WITH THE TOWN CLERK IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-B

_____20_____

TO THE PLANNING BOARD:

The undersigned, believing that the accompanying plan of his property in the Town of Agawam does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Viktor Sovonin
Address 131 Coronet Circle / Agawam, MA 01030
Phone # (413) 374-6206 Fax # _____ email savoninviktor@gmail.com
2. Name of Surveyor Durkee, White, Towne & Chapdelaine
Address 356 Front St. / Chicopee, MA 01013
Phone # (413) 592-5164 Fax # (413) 592-3267 email dwtc1890@aol.com
3. Deed of Property Recorded in Hampden County
Book 23019 Page 143
4. Location of Property 131 Coronet Circle / Agawam, MA 01030
5. Describe the proposal in this submission: To create two lots.
Lot 1, Maynard St. New Building Lot.
Lot 2, No. 131 Coronet Circle

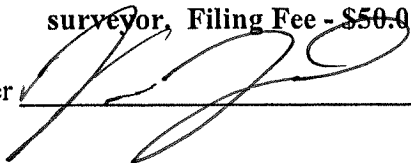
RECEIVED

JAN 29 2025

ATTACHMENTS - Two originals and three copies of plan by certified land surveyor, Filing Fee - ~~\$50.00~~ plus \$20.00 per lot.

**AGAWAM
PLANNING BOARD**

Signature of Owner



Address 131 Coronet Circle
Agawam, MA 01030



Town of Agawam
Inspection Services Department
1000 Suffield Street, Agawam, Massachusetts 01001
Telephone - (413) 821-0632

Kevin Duquette
Inspector of Buildings
inspections@agawam.ma.us

January 29, 2025

To: Office of Planning and Community Development:

Re: Form-A Review Comments for 131 Coronet Circle;

Inspection Services has no zoning issues or concerns for the proposed Form A- ANR plan dated 1/22/2025 for the above referenced address.

Respectfully,


Kevin Duquette
Inspector of Buildings
Town of Agawam

DATE	NOTES / REVISIONS	PLANNING BOARD	DATE:_____
NOTE	CONTACT DIG-SAFE PRIOR TO ANY EXCAVATIONS 1-888-344-7233	AGAWAM, MASS.	
NOTE	SUBJECT TO EASEMENTS, RESTRICTIONS AND R.O.W.'S OF RECORD, IF ANY AND APPLICABLE.	APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.	
I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE MINIMUM RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS.		No determination has been made as to the buildability of any lot shown hereon this plan.	
SIGNED		SIGNED	
EDWARD J. CHAPDELAINE No. 38378.			
SCALE 1" = 20'			

ZONING DIMENSIONAL REQUIREMENTS										
ZONE	AREA (S.F.)	FRONTAGE	SETBACK			MAX HEIGHT	MAX# STORIES	CORNER LOT	MAX COVER	LOCATION
			FRONT	SIDE	REAR					
RES.A1	17,000	125'	35'	15'	25'	35'	2.5	30'	30%	RESIDENCE A1
EXISTING	35,094	167.0'	35.7'	47'	119'	<35'	2.5	66'	7%	131 CORONET
PROP.	18,085	167.0'	35.7'	47'	27'	<35'	2.5	66'	13%	LOT 2, CORONET
PROP.	17,009	135.9'	35'	15'	25'	<35'	2.5	NA	30%	LOT 1, MAYNARD

LOCUS ZONE = RESIDENCE A1 BY ZONE CHANGE.

NOTE - ALL ZONING DIMENSIONAL REQUIREMENTS SHOWN ON THIS PLAN SHALL BE VERIFIED & APPROVED BY THE LOCAL BUILDING DEPT. OR BY THE LOCAL ZONING ENFORCEMENT OFFICE.



"SUBDIVISION APPROVAL NOT REQUIRED"		
INDEXED	PLAN OF LAND IN THE TOWN OF AGAWAM, MASSACHUSETTS HAMPDEN COUNTY - PREPARED FOR VIKTOR SAVONIN	
	DURKEE, WHITE, TOWNE AND CHAPDELAINE CIVIL ENGINEERS AND LAND SURVEYORS 356 FRONT STREET CHICOPEE, MASSACHUSETTS - 01013 PHONE (413) 592-5164	
SHEET 1 OF 1	DRAWN BY EJC CHECKED BY _____ APPROVED BY EJC SCANNED _____	DATE:01/22/2025 SCALE 1" = 20' DRAWING No. 81-4193 S.2023-183.1

Agawam Planning Board December 19, 2024

MEMBERS PRESENT:

Violet Baldwin, Chair

Michael DiLullo

Michael Cleavall

MEMBERS ABSENT:

Charles Elfman

Frank DeStefano, Vice Chair

ALSO PRESENT:

Pam Kerr

Taryn Egerton

Chair Baldwin called the meeting to order at 12:00pm.

1. FORM A – 1422-1444 Main Street – Shield Hotels

The applicant is proposing to combine land off Main Street, Rear Main Street, and 1444 Main Street and convey a portion of land to 1422 Main Street. Ms. Kerr explained that the easements shown on the plan would need to be submitted to the Board prior to the issuance of a building permit.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to approve the plan for 1422-1444 Main Street – Shield Hotels under “Subdivision Control Law Not Required.”

VOTE 3 – 0

2. BOND RELEASE – Nicole Terrace Subdivision – DePalma

The Planning Board received a request for a full bond release for the Nicole Terrace Subdivision, which currently has 3 vacant lots and 2 lots under construction. The Engineering Department recommend lot bonds be established for the two lots under construction or to hold the bond until they are completed. After a discussion the Board agreed their policy is to give a full bond release after work is completed and to establish lot bonds on vacant lots only.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to deny the request for a full bond release on the Nicole Terrace Subdivision, citing Engineering Department comments dated December 19, 2024.

VOTE 3 – 0

3. APPROVAL OF MINUTES December 5, 2024

Agawam Planning Board December 19, 2024

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to approve the December 5, 2024 minutes as written.

VOTE 3 – 0

4. Correspondences

None

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

VOTE 3 – 0

Meeting adjourned at 12:15pm.