



Zoning Board of Appeals AGENDA

Monday, March 24, 2025 - 6:00 PM

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

A. Zoning Board of Appeals

- 1) 6:00PM Public Hearing Cont.-Case#2025-28 S. Alhambra Cr-Usmonova
- 2) 6:30PM-Public Hearing-Case#2028-1083 Suffield Street-Elias-Special Permit
- 3) 7:00PM-Public Hearing-Case#2021-180 South West Street-Eversource-Special Permit
- 4) Approval of Minutes-March 10, 2025
- 5) Any other matter that may legally come before the Zoning Board of Appeals



TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #: _____
Filed: _____
Hearing: _____
Expires: _____

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Elmira Usmonova

Address 28 Alhambra cir S Agawam MA 01001

Application is hereby made for a SPECIAL PERMIT as provided by Section _____, Paragraph _____ of the By-law.

Premises affected are situated on corner Street; 28 Alhambra cir S feet distant from the corner of _____ Street and known as street number _____.

Property is zoned as RA2.

Reason(s) for request of Special Permit:

Safety of my 4 children including myself
and my husband.

Due to the location of the house we don't
have any privacy, security or clear
boundaries between us and outside for the
of people. As kidnapping and other crime types
increase I don't feel safe leaving my children
without my supervision in our own yard as I have
seen vehicles stop at the side of our 4ft fence and
observing my children playing.

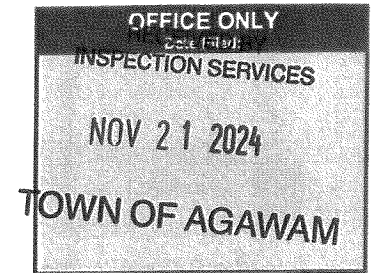
Signature of owner or his authorized agent: Also we had robbery attempt last summer. Police was informed.

Telephone #: 413 386 4525

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN



The Commonwealth of Massachusetts
Town of Agawam
Inspection Services - Building Department
1000 Suffield Street, Agawam MA 01001 – (413) 821-0632



Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.
For digital submissions, please confirm receipt. A complete application will be processed within 30 days.
The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION

a. Street Address	28 Alhambra Cir S	b. Zoning District	RAZ
c. Assessor's Map	N12	d. Lot(s)	6-12
e. Registry of Deeds Book		f. Page	
g. Overlay Districts	☐ Historic Preservation ☐ Mixed-Use Business C		
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site			

2) APPLICANT & OWNER INFORMATION

a. Applicant Name	Elmira Usmonova	b. Applicant Phone	413 386 4525
c. Applicant Email	elmirausmonova@yahoo.com		
d. Applicant Mailing Address	28 Alhambra Cir S Agawam MA 01001		
e. Applicant Relationship to Property	☒ Owner ☐ Agent ☐ Other:		
f. Representative Name (if any)		g. Rep. Phone	
h. Rep. Email			
i. Owner Mailing Address			
j. Owner Name (if different)		k. Owner Phone	
l. Owner Email			
m. Owner Mailing Address			

3) PROJECT & SITE DETAILS

NOTE: Any omission of requested information may result in an **INCOMPLETE** determination

	Existing		Proposed		-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
			☒ No changes to building, site or lot			
a. Lot Size	SF		SF		LOT SIZE	☐
b. Frontage	FT		FT		FRONTAGE	☐
c. Front Lot Line	FT		FT		FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT	R: FT	L: FT	R: FT	SIDE SB	☐
e. Rear Lot Line	FT		FT		REAR SB	☐
f. Building Height	FT		FT		BLDG HT	☐
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM	☐
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	LOT COVER	☐
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS	☐
j. Parking/Loading Spaces	P:	L:	P:	L:	PARKING	☐
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV	☐
l. Signs (Size & Type)	x	T:	x	T:	SIGNS	☐
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:		
n. Wetland Area	SF		SF			
o. Utility Services	☐ Town Water ☐ Town Sewer		☐ Town Water ☐ Town Sewer		NON-CONFORMING USE	☐

p. Current Use of Property	Single Family Dwelling
q. Proposed Use of Property	SAME
r. Project Description	
15' set back 6' ft fence in front set back	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, CONSERVATION COMMISSION review is required.	☐ Yes ☒ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a STORM DRAIN PERMIT : [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☐ Yes ☒ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☐ Yes ☒ No

4) CERTIFICATION

This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments. Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.

Signature		Date	4/21/24
☐ Applicant ☐ Applicant's Representative			

ZONING DETERMINATION - OFFICE USE ONLY			
☐ Approved ☒ Denied: ☐ The proposed use is not permitted in the subject zoning district ☒ Only permissible with variance relief from the Zoning Board of Appeals			
☐ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-8-B	☐ Building Permit(s) ☐ Electrical Permit(s) ☐ Plumbing/Gas Permit(s)	☒ Special Permit(s) ☐ Site Plan Review ☐ Variance	☐ Planning Board ☒ Board of Appeals ☐ City Council
Town Building Official		Issue Date	11/21/2024

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022



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

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

Notice of Zoning Ordinance Violation

Dundar Ozdemir and Elmira Usmonova
28 South Alhambra Circle
Agawam, MA 01001

November 5, 2024

RE: 28 South Alhambra Circle Agawam, MA 01001- Vinyl Fence Installation Located in Front Setback;

Due to a complaint, the following has been noted for the property:

Town of Agawam's Zoning Ordinance #180-8- B Supplementary Regulations, which states;

B. Fences or walls. Fence heights shall not exceed four feet on the setback portion of any lot perimeter and shall not exceed 6 1/2 feet in height on the remainder of the lot perimeter. On a lot which is adjacent to a higher zone classification, the fence heights shall conform to the higher classification. Notwithstanding the foregoing, fences may be erected by special permit to a height in excess of four feet, but not to exceed 6 1/2 feet, on the setback portion of any corner lot perimeter only. No fence, wall or natural barrier shall be constructed so as to create a safety hazard for vehicles or pedestrians entering or exiting driveways and streets. All fences and walls shall be properly maintained. Any fence or wall found to be in disrepair shall be promptly repaired or removed.

November 4, 2024- Findings- It has been noted this parcel of land is in violation of the Town's zoning ordinance for the height of a fence located in the front setback portion of the property. .

Required Action- Per the Town's zoning ordinances, the vinyl fence structure located in the front setback portion needs to be removed FORTHWITH or installed to a maximum height of 4' in the existing location or relocated back to the front setback line of 25' from the front property line (Not the edge of the road) or relocated to be in line with the dwelling structure in order to remain at a height of 6'.

This course of action needs to be conducted FORTHWITH for zoning compliance. Follow-up inspections will be conducted within /upon (30) thirty days for verification of compliance. If no course of action is taken or if the issue is not rectified, violation fines may be issued for the property. Once the issue has been rectified, please notify the office of Inspection Services for a follow-up verification inspection.

Your attention to this matter is greatly appreciated.

§ 180-15 Enforcement.

The Inspector of Buildings shall enforce the provision of this chapter or any amendment thereof. He shall refuse to grant a permit for the construction, addition, alteration or change of use of any building, structure or premises if such proposed construction, addition, alteration or change of use would be in violation of any of the provisions of this chapter, as amended. State and Town Officers shall refuse any permit or license for a new use of a building, structure or land which would be in violation of this chapter or amendment thereof.

§ 180-16.1 Noncriminal proceedings for violations.

A. Any violation of this Chapter 180 may, in the discretion of the Board of Appeals, be enforced by the Zoning Enforcement Officer, or the Inspector of Buildings, or their designee, by the noncriminal complaint method for which provision is made, and/or as set forth in MGL c. 40, § 21D, as amended from time to time, that is, non-criminal disposition. Fines issued pursuant to § 180-16.1 shall be as follows:

- (1) First offense: \$25.
- (2) Second offense: \$50.
- (3) Third offense and each subsequent offense: \$100.

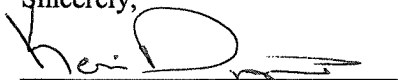
B. Each day on which a violation exists shall constitute and be deemed a separate offense.

If you are aggrieved by this Zoning Violation Notice you have a right to Appeal to the Board of Appeals-

Appeals to the Board of Appeals may be taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative office under the provisions of said Chapter 40A, or by any person, including an Officer or Board of the Town or of an abutting Town aggrieved by an order or decision of the Building Official, or other administrative Official, in violation of any provision of said Chapter or the Zoning Ordinances of the Town of Agawam.

“Such appeal shall be taken by the Board within (30) thirty days from the date of the order or decision which is being appealed, by filing a notice of appeal with the Town Clerk in accordance with the provisions of Chapter 40A.”

Sincerely,



Kevin Duquette
Building Commissioner

Date of Notification: November 5, 2024	To Be Re-Inspected: Within / Upon (30) Thirty Days	File: Certified Mail:
Compliance: No	Ticket Issue Date: Upon re-inspection results	C.C:

Bk 21422 Pg 291 #64755
10-28-2016 @ 01:30p

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 10-28-2016 @ 01:30pm
Ct1#: 292 Doc#: 64755
Fee: \$943.92 Cons: \$207,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **BEVERLY HOLLMAN HOEKSTRA**, an unmarried woman, of 6 Pinewood Drive, Hampden, Massachusetts

IN CONSIDERATION OF TWO HUNDRED SEVEN THOUSAND AND 00/100THS (\$207,000.00) DOLLARS

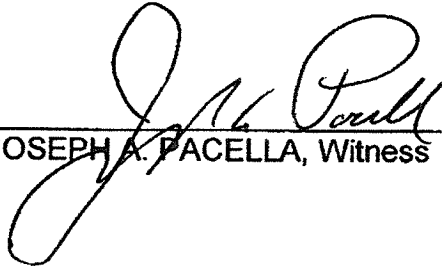
grants to **DUNDAR OZDEMIR and ELMIRA USMONOVA**, husband and wife, both of 46 Mercury Road, West Springfield, Massachusetts, as Tenants by the Entirety

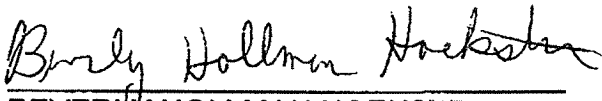
WITH QUITCLAIM COVENANTS

Certain real estate situated in Agawam, in said County of Hampden Massachusetts being more particularly described in Exhibit "A" attached hereto and incorporated herein.

Property Address: 28 Alhambra Circle S, Agawam, Massachusetts

Signed under the penalties of perjury on this 25th day of October, 2016.


JOSEPH A. PACELLA, Witness

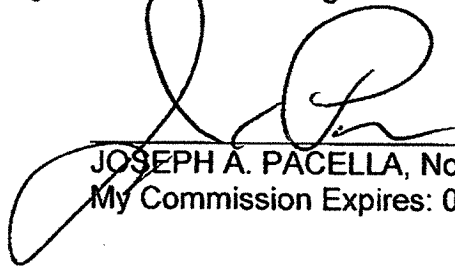

BEVERLY HOLLMAN HOEKSTRA

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss

October 25th, 2016

On this 25th day of October, 2016, before me, the undersigned Notary Public, personally appeared **BEVERLY HOLLMAN HOEKSTRA**, proved to me through satisfactory evidence of identification which were/was a MASSACHUSETTS DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document in my presence and who acknowledged to me that she signed it voluntarily for its stated purpose.


JOSEPH A. PACELLA, Notary Public
My Commission Expires: 08/25/2017



Joseph A. Pacella
Notary Public
Commonwealth of Massachusetts
My Commission Expires 8/25/2017

EXHIBIT "A"

Certain real estate situated in Agawam, Hampden County, Massachusetts, being known and designated as lot 32 (thirty-two) as shown on the Revised Plan of Buena Vista, recorded in Hampden County Registry of Deeds, Book of Plans 6, Page 64, said lot being more particularly bounded and described as follows:

Bounded

SOUTHERLY	by Alhambra Circle South, seventy-two and 35/100 (72.35) feet;
EASTERLY	by a way as shown on said plan, eighty-six and 65/100 (86.65) feet;
NORTHERLY	by lot 33 (thirty-three) as shown on said plan, seventy (70) feet; and
WESTERLY	by lot 31 (thirty-one) as shown on said plan, one hundred (100) feet.

Also, certain real estate situated in said Agawam, being known and designated as lot 30 (thirty) and the strip between lots 30 (thirty) and 32 (thirty-two) as shown on a plan of lots recorded in Hampden County Registry of Deeds in Book of Plans 11, Page 58, said real estate being more particularly bounded and described in one parcel as follows:

Bounded

SOUTHERLY	by Alhambra Circle South, as shown on said plan, seventy-two (72) feet;
EASTERLY	by lot 32 (thirty-two) as shown on said plan, one hundred (100) feet;
NORTHERLY	by the continuation of said strip and lot 34 (thirty-four) as shown on said plan, seventy-two (72) feet; and
WESTERLY	by lot 29 (twenty-nine) as shown on said plan, one hundred (100) feet.

BEING the same premises conveyed to the Grantor herein by deed dated April 1, 1986 and recorded in the Hampden County Registry of Deeds, Book 6047, Page 437.

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

Property

28 ALHAMBRA CIR S AG
MA 01001 USA

42.017778, -72.589122

42° 4' 40" . 72" 35' 21"



Parcel Details

Property Type: Residential

Area: 13909.66 ft²

FIPS Code: 25013

Locality: AGAWAM

Parcel APN: N12_6_12

Postal Code: 01001

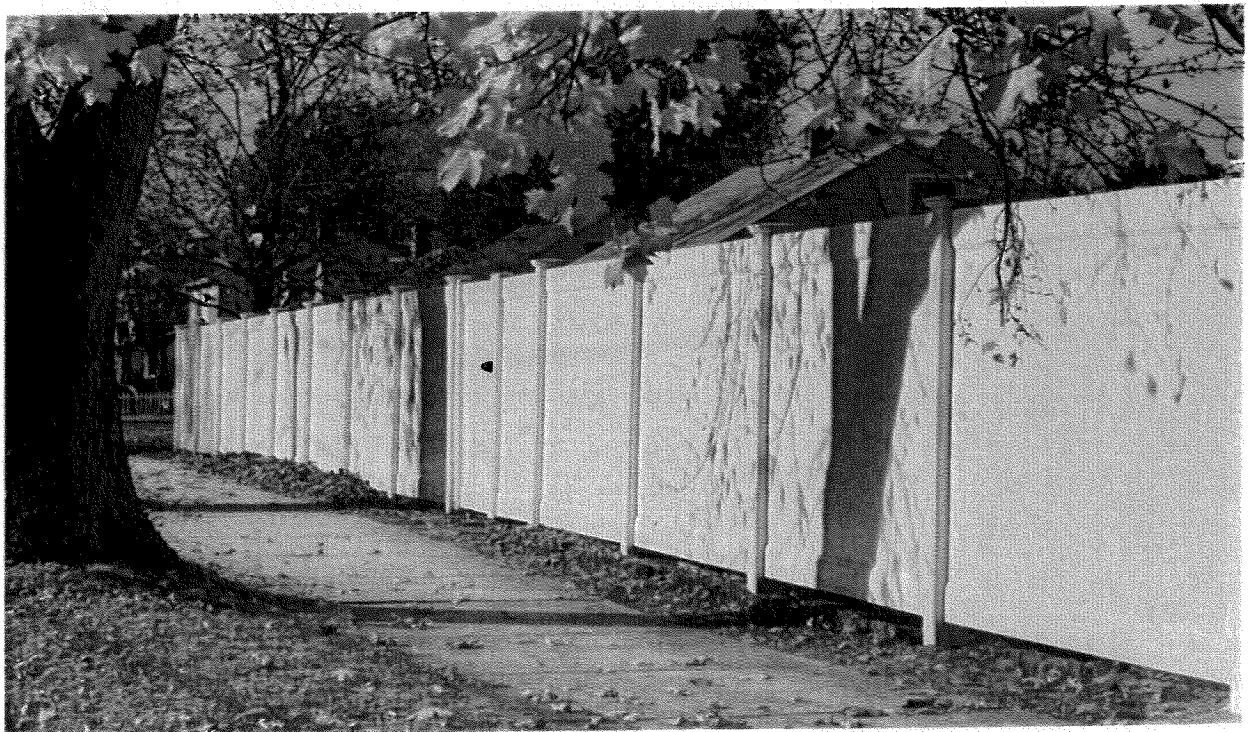
State: MA

Street Number: 28





Six foot tall vinyl fence located in the front setback. Needs to be removed FORTHWITH or installed to a height of 4' from grade or relocated back to be in line with the existing dwelling structure.





Six foot tall vinyl fence located in the front setback. Needs to be removed FORTHWITH or installed to a height of 4' from grade or relocated back to be in line with the existing dwelling structure.



12-30-2024

To: Agawam Zoning Board

We live at 25 Alhambra S. Cir
AND APPEARS THAT A 6 FOOT FENCE
HAS ALREADY BEEN CONSTRUCTED.

IT DOES NOT HAVE AN EFFECT
ON OUR PROPERTY AS IT LOOKS LIKE
A PRIVACY FENCE. In my personal
opinion it DOES NOT CONFORM
to other properties ON North OR
South Alhambra. So I WILL LET
the Zoning Board members make
a LAWFUL DECISION. We WILL BE OUT
OF STATE THE DAY OF HEARING.

Paul Glantz + Donna Wilkerson
25 Alhambra S. Cir
Agawam MA.



Kevin Duquette

Inspector of Buildings
inspections@agawam.ma.us

Town of Agawam

Inspection Services Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

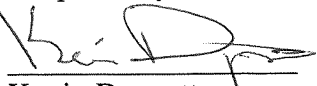
December 6, 2024

To: Office of Planning and Community Development:

Re: Z.B.A. - Special Permit Comments for 28 South Alhambra Circle Agawam, MA;

Inspection Services has no specific zoning issues or concerns for the special permit request for the above referenced address for the vinyl fence placement location on the property as long as the abutting neighbor residing at 38 South Alhambra Circle has no issues with the erected fence location for visual sight line distances for exiting their driveway which could be in violation of zoning ordinance 180-8 B.

Respectfully,


Kevin Duquette
Inspector of Buildings
Town of Agawam



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Inspector of Buildings
inspections@agawam.ma.us

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Notice of Zoning Ordinance Violation

Dundar Ozdemir and Elmira Usmonova
28 South Alhambra Circle
Agawam, MA 01001

November 5, 2024

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Due to a complaint, the following has been noted for the property:

Town of Agawam's Zoning Ordinance #180-8- B Supplementary Regulations, which states;

B. Fences or walls. Fence heights shall not exceed four feet on the setback portion of any lot perimeter and shall not exceed 6 1/2 feet in height on the remainder of the lot perimeter. On a lot which is adjacent to a higher zone classification, the fence heights shall conform to the higher classification. Notwithstanding the foregoing, fences may be erected by special permit to a height in excess of four feet, but not to exceed 6 1/2 feet, on the setback portion of any corner lot perimeter only. No fence, wall or natural barrier shall be constructed so as to create a safety hazard for vehicles or pedestrians entering or exiting driveways and streets. All fences and walls shall be properly maintained. Any fence or wall found to be in disrepair shall be promptly repaired or removed.

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This course of action needs to be conducted FORTHWITH for zoning compliance. Follow-up inspections will be conducted within /upon (30) thirty days for verification of compliance. If no course of action is taken or if the issue is not rectified, violation fines may be issued for the property. Once the issue has been rectified, please notify the office of Inspection Services for a follow-up verification inspection.

Your attention to this matter is greatly appreciated.

§ 180-15 Enforcement.

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B. Each day on which a violation exists shall constitute and be deemed a separate offense.

If you are aggrieved by this Zoning Violation Notice you have a right to Appeal to the Board of Appeals- Appeals to the Board of Appeals may be taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative office under the provisions of said Chapter 40A, or by any person, including an Officer or Board of the Town or of an abutting Town aggrieved by an order or decision of the Building Official, or other administrative Official, in violation of any provision of said Chapter or the Zoning Ordinances of the Town of Agawam.

“Such appeal shall be taken by the Board within (30) thirty days from the date of the order or decision which is being appealed, by filing a notice of appeal with the Town Clerk in accordance with the provisions of Chapter 40A.”

Sincerely,



Kevin Duquette
Building Commissioner

Date of Notification: November 5, 2024	To Be Re-Inspected: Within / Upon (30) Thirty Days	File: Certified Mail:
Compliance: No	Ticket Issue Date: Upon re-inspection results	C.C:



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Kevin Duquette
Building Commissioner

Date of Notification: November 5, 2024	To Be Re-Inspected: Within / Upon (30) Thirty Days	File: Certified Mail:
Compliance: No	Ticket Issue Date: Upon re-inspection results	C.C:



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The Commonwealth of Massachusetts
Town of Agawam
Inspection Services - Building Department
1000 Suffield Street, Agawam MA 01001 - (413) 821-0632

OFFICE ONLY
Date Filed:

Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.

For digital submissions, please confirm receipt. A complete application will be processed within 30 days.

The applicant must pick-up, or arrange for the receipt of, this processed form.

RECEIVED BY
INSPECTION SERVICES

1) PROPERTY INFORMATION	
a. Street Address	1083 Suffield Street
b. Zoning District	RA2
c. Assessor's Map	
d. Lot(s)	16210
e. Registry of Deeds Book	
f. Page	
g. Overlay Districts	☐ Historic Preservation ☐ Mixed-Use Business C
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site	

2) APPLICANT & OWNER INFORMATION	
a. Applicant Name	Christine Elias
b. Applicant Phone	(413) 535-9782
c. Applicant Email	caelias0118@gmail.com
d. Applicant Mailing Address	65 Selden Hill Drive West Hartford, CT 06107
e. Applicant Relationship to Property	☒ Owner ☐ Agent ☐ Other:
f. Representative Name (if any)	
g. Rep. Phone	
h. Rep. Email	
i. Owner Mailing Address	65 Selden Hill Drive West Hartford, CT 06107
j. Owner Name (if different)	
k. Owner Phone	(413) 535-9782
l. Owner Email	
m. Owner Mailing Address	

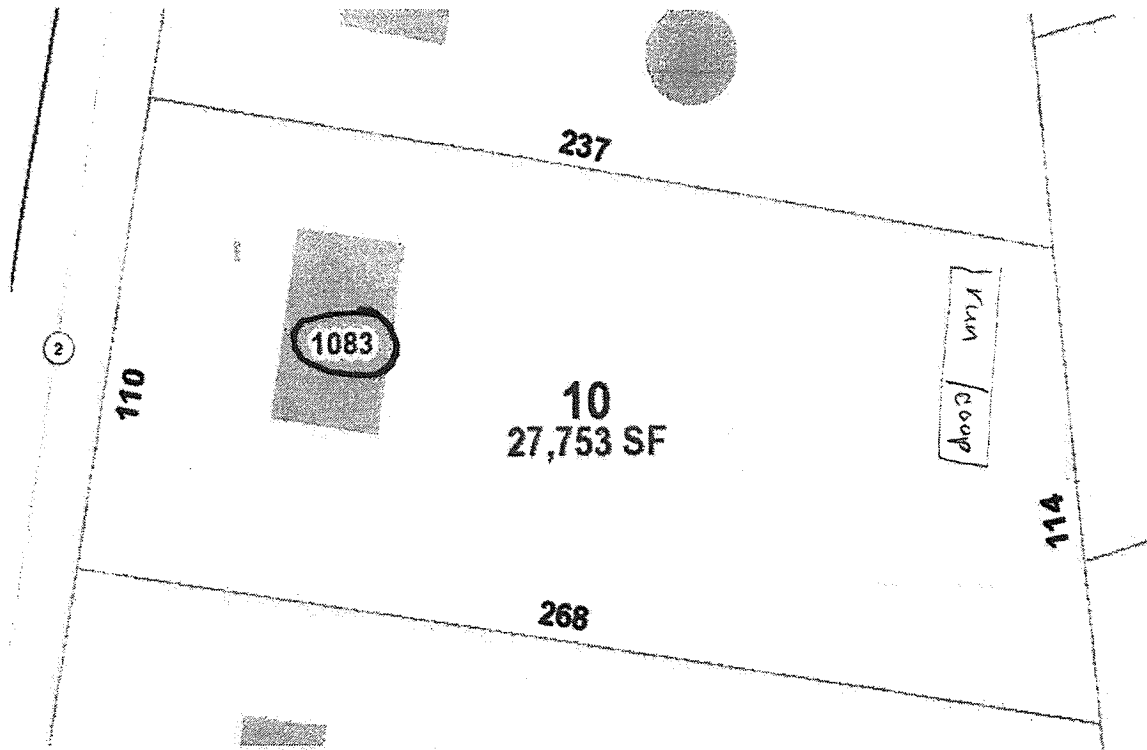
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NOTE: Any omission of requested information may result in an INCOMPLETE determination																																																																					
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NON-CONFORMING USE ☐																																																																					

p. Current Use of Property	RESIDENTIAL - Single family dwelling
q. Proposed Use of Property	RESIDENTIAL - Same
r. Project Description	
Chicken coop & run Special Permit under 180-11 12 Hens MAX	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, CONSERVATION COMMISSION review is required.	☐ Yes ☒ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a STORM DRAIN PERMIT : [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☐ Yes ☒ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☐ Yes ☒ No

4) CERTIFICATION	
This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments. Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.	
Signature	
Date	10/10/2024
☒ Applicant ☐ Applicant's Representative	

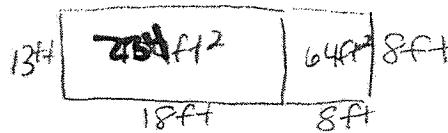
ZONING DETERMINATION - OFFICE USE ONLY			
☐ Approved ☐ Denied: ☐ The proposed use is not permitted in the subject zoning district ☐ Only permissible with variance relief from the Zoning Board of Appeals			
☒ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
Use - 180-37 - K	☐ Building Permit(s)	☒ Special Permit(s)	☐ Planning Board
S.P. - 180-8.1	☐ Electrical Permit(s)	☐ Site Plan Review	☒ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council
Town Building Official		Issue Date	1/29/2025

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022



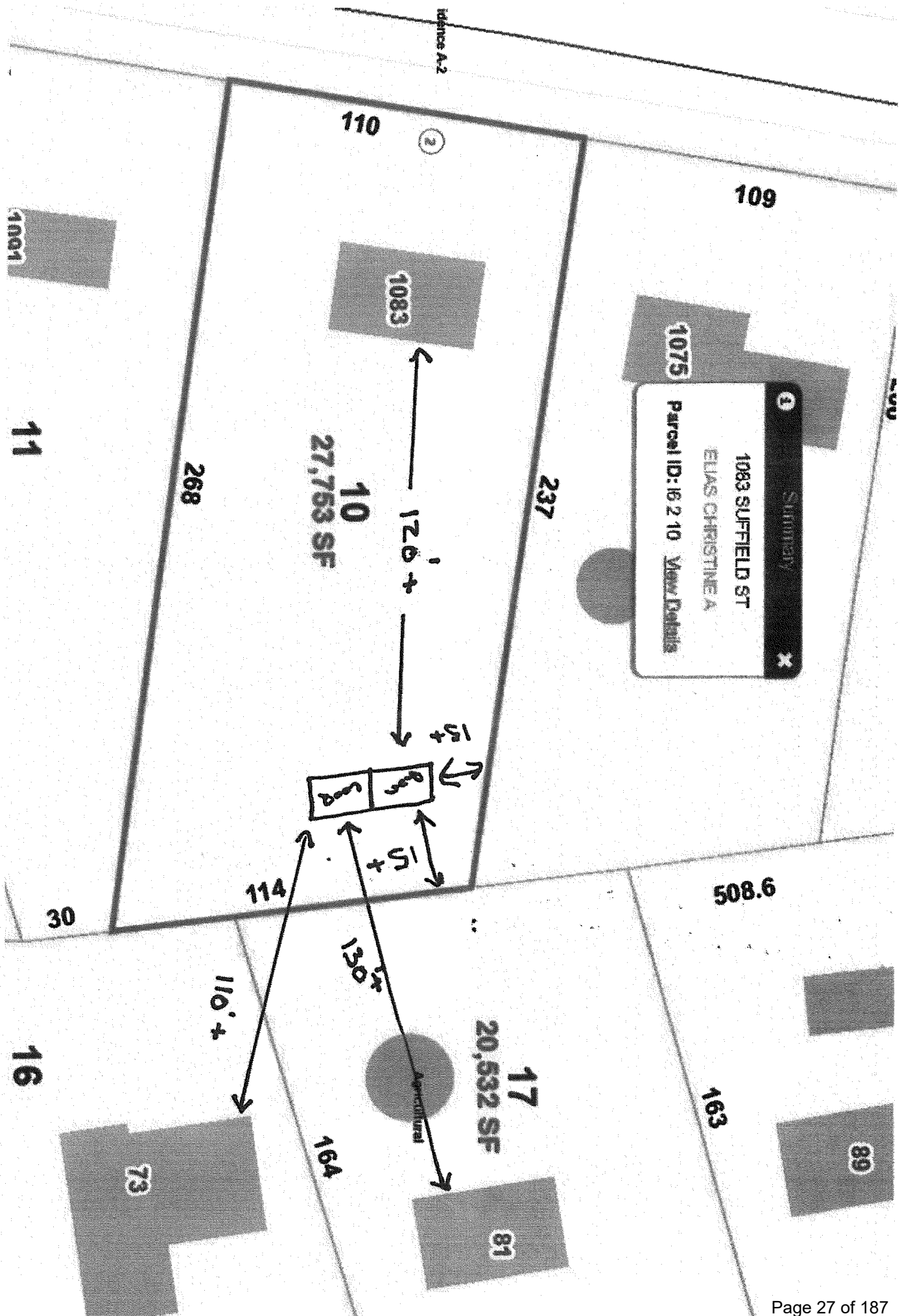
Run is $18\text{ft} \times 13\text{ft} = 234 \text{ Sq. ft.}$

Coop is $8\text{ft} \times 8\text{ft} = 64 \text{ Sq. ft.}$
(6 1/2 ft tall)



12 Hens Max

Required Sqft — Coop - 36 Sqft - Provided - 64 Sqft ✓
- Run - 120 Sqft - Provided - 234 Sqft ✓





Summary

1083 SUFFIELD ST
ELIAS CHRISTINE A

Parcel ID: 16 2 10 [View Details](#)

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 12-29-2022 @ 01:55pm
Ctl#: 219 Doc#: 75853
Fee: \$684.00 Cons: \$150,000.00

Affected Premises:
1083 Suffield Street
Agawam, MA

_____[Space Above This Line for Recording Data]_____

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **SADIQ A. ELIAS**, being married of 18 Blacksmith Road, Feeding Hills, Hampden County, Massachusetts,

for consideration paid and in full consideration of **ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00)**;

grants to **CHRISTINE A. ELIAS**, individually of 1083 Suffield Street, Agawam, Hampden County, Massachusetts

with ***QUITCLAIM COVENANTS***

The following parcel of land in Agawam, Hampden County, Massachusetts, bounded and described as follows:

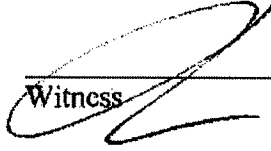
The land in Agawam, Hampden County, Massachusetts being known and designated as Lot No. 2 (two) as shown on a plan of lots entitled "Plan of Lots for Charles Grasso, Agawam, Mass., January 24, 1973, Pharmer Engineering Corporation" and recorded in Hampden County Registry of Deeds in Book of Plans 142, Pages 112 and 113, and reference is made to said plan for a more particular description.

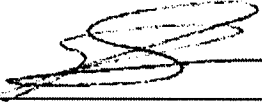
BEING A PORTION of the premises conveyed to the grantor herein by deed of Antoine Elias dated November 28, 2018 and recorded on November 30, 2018 in the Hampden County Registry of Deeds in Book 22465, Page 460.

As per M.G.L. Chapter 188, sect. 13, the Grantor, under oath and subject to the pains and penalties of perjury, do hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, nonowner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

Grantor hereby releases any and all rights of homestead in property and swears under the pains and penalties of perjury that I am married, but my spouse Jennifer Elias does not occupy or intend to occupy the premises as her principal residence and therefore not entitled to claim the benefit of any homestead.

WITNESS my hand and seal on this 29th day of December, 2022.

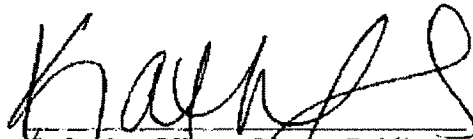
Witness 

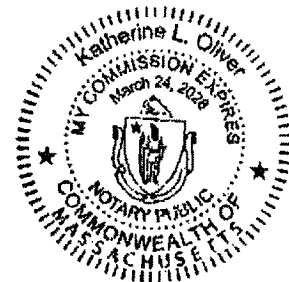

Sadiq A. Elias

COMMONWEALTH OF MASSACHUSETTS

Hampden County, ss

On this 29th day of December, 2022, before me, the undersigned notary public, personally appeared, Sadiq A. Elias, proved to me through satisfactory evidence of identification, which was ☒ MA Driver's License, ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and that he signed the document voluntarily for its stated purpose.


Katherine Oliver - Notary Public
My Commission Expires: March 24, 2028





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

February 18, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2028- Special Permit Comments for 1083 Suffield Street;

Inspection Services has no specific zoning issues or concerns for the special permit request for the split zoned property referenced above.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



Town of Agawam
Inspection Services Department
1000 Suffield Street, Agawam, Massachusetts 01001
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February 18, 2025

To: Office of Planning and Community Development:

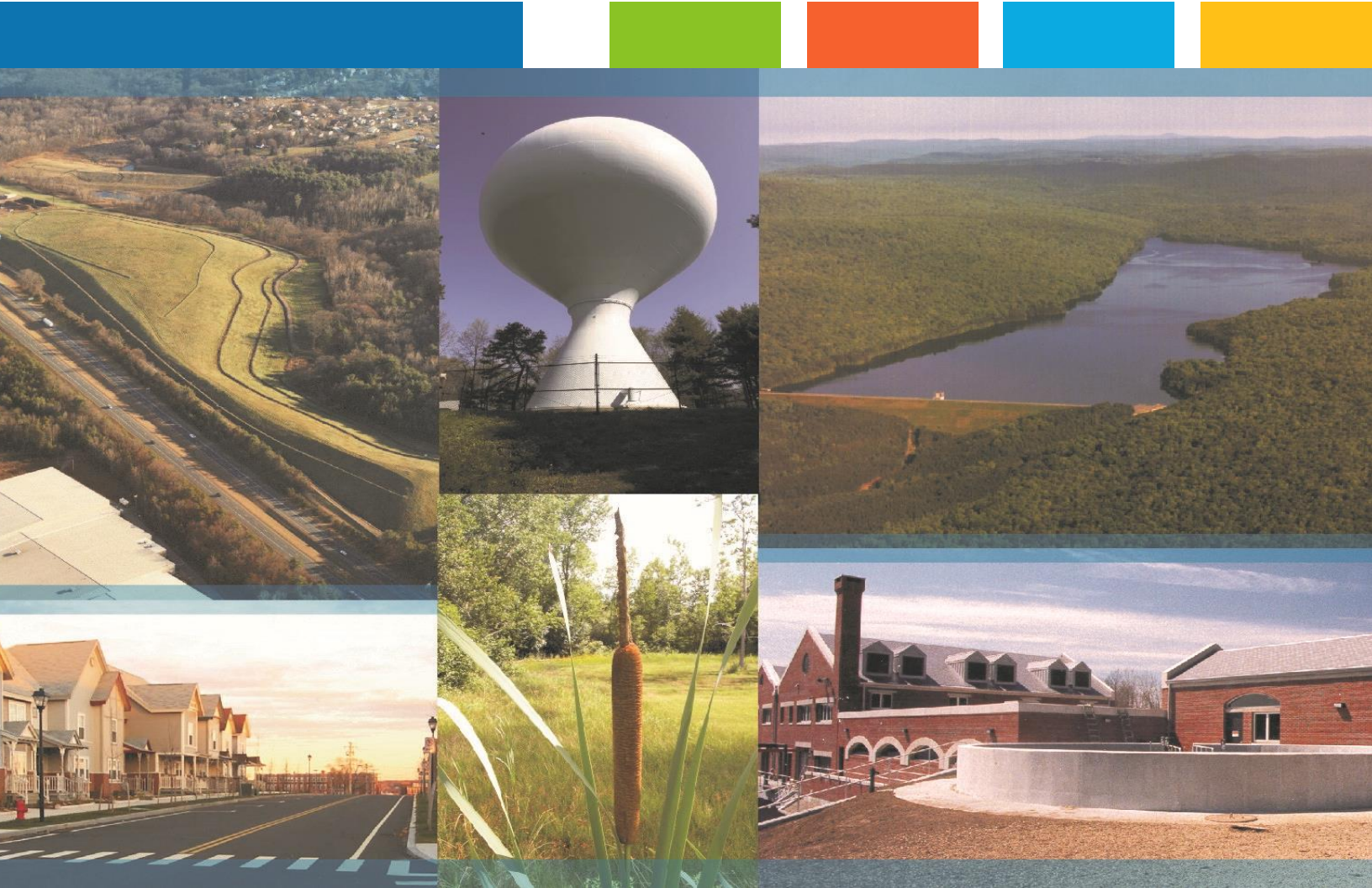
Re: Zoning Board of Appeals – Case #2028- Special Permit Comments for 1083 Suffield Street;

Inspection Services has no specific zoning issues or concerns for the special permit request for the split zoned property referenced above.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



Eversource Energy Show-Up Facility Project
180 South West Street Agawam, Massachusetts

SPECIAL PERMIT APPLICATION

Eversource Energy

June 2024

Tighe&Bond

E-5034-211
May 20, 2024

Doreen Prouty, Chairperson
Town of Agawam Zoning Board of Appeals
Public Works Municipal Annex
1000 Suffield Street
Agawam, MA 01001

Re: **Eversource Energy Proposed Show-Up Facility**
180 South West Street
Agawam, Massachusetts

Dear Chairperson Prouty and Members of the Zoning Board of Appeals:

On behalf of the Western Massachusetts Electric Company dba the Eversource Energy Company (Eversource or the Applicant), Tighe & Bond respectfully submits the attached Special Permit application for the reuse of the former Boglisch Farm property and buildings located at 180 South West Street in Agawam.

The property is within the Agricultural Zoning District and is currently unoccupied. There are two existing buildings on-site. Building 1 is a 3,304 square foot structure located to the south, adjacent to the entrance driveway. Building 2 is an approximately 5,000 square foot prefabricated 'Butler building' located to the north of Building 1. There is an existing gravel drive from South West Street that connects the two buildings and a gravel parking area in front of Building 1.

Eversource intends to use the property as a "show-up facility" where company vehicles are stored and employees pick up their company vehicles in the morning and return at the end of the workday. The proposed work includes internal renovations of the buildings, repair of the existing gravel driveways, and construction of a gravel lay-down area and stormwater management improvements. Building 1 is proposed to be used as an indoor meeting space and comfort station for employees and Building 2, an existing warehouse, is proposed to be used to store up to 12 Eversource vehicles inside. The internal renovations of Building 2 include the replacement of the concrete floor and the installation of a floor drain, oil/water separator, and a tight tank to support the vehicle storage. The existing utility services for both buildings will be re-used.

A zoning determination was issued by the Agawam Building Inspector in September 2023 that indicated that Site Plan Approval from the Planning Board and a Special Permit from the Zoning Board of Appeals are required for the intended use of the property.

Three (3) hard copies of the Special Permit application package are enclosed, which include:

- Reduced (11" x 17") copies of the Site Plans
- Figures
- Prior Zoning Determination dated September 29, 2023
- Property Deed
- Abutters List obtained from the Town of Agawam Assessors Office
- Site Photos

Nineteen (19) large (22" x 34") copies of the site plans are also included with this submission for distribution to members of the Zoning Board of Appeals and municipal boards for review. An electronic copy of the application is being submitted under separate cover.

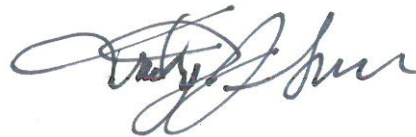
We look forward to meeting with the Zoning Board of Appeals at the next public meeting. Should you have any questions or require any additional information, please contact Timothy Grace by phone at 413-572-3278 or by email at TJGrace@TigheBond.com or Tracy Adamski by phone at 413-572-3256 or by email at TJAdamski@TigheBond.com.

Very truly yours,

TIGHE & BOND, INC.



Tracy Adamski, AICP
Vice President



Timothy Grace, PE
Senior Engineer

\\\\tighebond.com\\data\\Data\\Projects\\E\\E5034 Eversource L&P 2019\\211 - Boglisch Farm\\Permitting\\Site Plan & Special Permit\\Draft\\1. Cover Letter.docx



**TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001**

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #: _____

Filed: _____

Hearing: _____

Expires: _____

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Western Massachusetts Electric Company dba the Eversource Energy Company

Address PO Box 270 Hartford, CT 06141

Application is hereby made for a SPECIAL PERMIT as provided by Section 180, Paragraph 11 of the By-law.

Premises affected are situated on South West Street; 2,200 feet distant from the corner of Southwick (RT57) Street and known as street number 180.
Property is zoned as Agricultural (AG) / Residential A-2.

Reason(s) for request of Special Permit:

A special permit is being requested for the proposed change in use of the property located at 180 South West Street. The subject parcel (Parcel B8-1-2; 80.12 acres) is mostly zoned as Agricultural except for the A-2 Residential district that extends 200 feet into the eastern edge of the property from South West Street.

Eversource intends to use the property as a "show-up facility" where company vehicles are stored and employees pick up their company vehicles in the morning and return at the end of the workday. The proposed work at the site includes interior building renovations, repair of the existing gravel driveway, installation of a gravel laydown area, and stormwater management improvements.

Signature of owner or his authorized agent: _____

Telephone #: 860-462-7092

John Ivanisin
Supervisor, Facilities
EVERSOURCE ENERGY
6/12/24

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN

Application for Special Permit**Section 1 Introduction****Section 2 Project Description**

2.1	Existing Conditions	2-1
2.1.1	Existing Utilities, Structures, and Gravel Area	2-1
2.1.2	Zoning	2-1
2.1.3	Environmental Resources.....	2-1
2.1.4	Floodplain Management.....	2-2
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2.2.2	Regrading and Expansion of Gravel Area.....	2-2
2.2.3	Stormwater Management.....	2-2

Section 3 Compliance with Zoning Regulations

3.1	Special Permit Requirements.....	3-1
3.2	Dimensional Controls	3-2

Appendices

Appendix A – Site Plans

Appendix B – Figures

Appendix C – Zoning Determination

Appendix D – Copy of Deed

Appendix E – Abutters Information

Appendix F – Site Photos

\\Tighebond.com\data\Data\Projects\E\E5034 Eversource L&P 2019\211 - Boglisch Farm\Permitting\Site Plan\Draft\3. Site Plan Narrative.docx

Section 1

Introduction

On behalf of Eversource Energy (the Applicant), Tighe & Bond is submitting this Special Permit application to the Agawam Zoning Board of Appeals. The applicant intends to use the property as a "show-up facility" where company vehicles are stored and employees pick up their company vehicles in the morning and return at the end of the workday. The proposed work at the Project Site includes interior building renovations, repair of the existing gravel driveway, the installation of a gravel laydown area, and stormwater management improvements.

Proposed renovations and site improvements are anticipated to be implemented in 2024.

This application package includes:

- The completed application form
- Large (22" x 34") and reduced (11" x 17") copies of the Site Plans
- Site Figures
- Property Deed
- An abutters list obtained from the Town of Agawam Assessors Office of property owners for all parcels of land within 300 feet of the subject parcel
- Site Photos

It is our understanding that the Town will undertake the necessary abutter notification and legal advertisement for a public hearing.

Section 2

Project Description

2.1 Existing Conditions

The subject parcel (Parcel B8-1-2; 80.12 acres; herein referred to as the Project Site) is located at 180 South West Street and is mostly zoned as Agricultural except for the A-2 Residential district that extends 200 feet into the eastern edge of the property from South West Street.

The Project Site is owned by the Applicant, and is bordered by the Boglisch Tree Farm Conservation Area to the south, Southwick Street (Route 57) to the west, and is bordered by residential developments to the north and east. The Project Site is accessed by a gravel driveway from South West Street.

Sheet C-101 of the Site Plans in Attachment A shows the existing conditions of the Project Site including resource areas.

2.1.1 Existing Utilities, Structures, and Gravel Area

There are two existing buildings on-site and a gravel access drive between them. Building 1 is a 3,304 square foot structure with an open room and a restroom located to the south. Building 2 is an approximately 5,000 square foot prefabricated 'Butler building' located to the north of Building 1. There is an existing gravel driveway from South West Street that connects the two buildings and a gravel parking area in front of Building 1. The grass areas around the site are currently overgrown with vegetation as they have not been recently maintained.

This parcel is currently unoccupied. The Project Site is served by municipal water and an on-site private septic system. There are several utility poles that provide electrical service to the buildings and outside lighting.

2.1.2 Zoning

The subject parcel is located within the Agricultural (AG) Zoning District, and the A-2 Residential District extends 200 feet into the eastern portion of the property from South West Street. Figure 5 in Appendix B is the Town of Agawam Zoning Map (2021) for 180 South West Street, which shows the locations of the AG and A-2 Residential Districts relative to the Project Site.

2.1.3 Environmental Resources

On December 17, 2023, and May 29, 2024, a Tighe & Bond environmental scientist conducted wetland delineations on the Project Site. A bordering vegetated wetland (BVW) is located to the northwest of Building 2 and a second BVW is located to the west of the proposed gravel laydown area. Refer to Sheet C-101 of the Site Plans in Appendix A for the location of the BVW in relation to existing structures. Work is proposed within the jurisdictional 100-foot buffer zone and a Notice of Intent will be filed with the Conservation Commission.

Neither the project site nor surrounding area are mapped as Priority Habitats of Rare Species and/or Estimated Habitats of Rare Wildlife based on a review of the Natural Heritage Atlas (15th edition, August 2021). As such, the activities are not subject to the Massachusetts Endangered Species Act (MESA).

2.1.4 Floodplain Management

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Community Panel Number 25013C0387E, effective July 16, 2013, the project site is located outside of any floodways or floodplains. The FEMA FIRM is included as Figure 6 in Appendix B.

2.2 Proposed Project

The proposed site development involves minimal changes to the site to use it as a "show-up" facility.

2.2.1 Renovations to Existing Structures

There are internal renovations proposed for the buildings, with Building 1 scheduled to be used as an indoor meeting space and comfort station for Eversource employees. Building 2, the 'Butler building,' is proposed to be converted into an indoor storage facility for up to 12 Eversource vehicles. The internal renovations of Building 2 include the replacement of the concrete floor and the installation of a floor drain, oil/water separator, and a tight tank to support the vehicle storage. The existing utility services for both buildings will be re-used. The gravel driveway will be repaired and restored following the installation.

2.2.2 Regrading and Expansion of Gravel Area

The gravel driveways and parking area are in poor condition and will be regraded and restored within their existing limits to provide a better surface and to manage stormwater runoff more effectively. The parking area will be used to park 10-12 employee vehicles during working hours but will be secured by a locked gate on nights and weekends. The existing overgrown lawn abutting Building 1 will be converted to a gravel laydown area, and the abutting gravel driveway will be regraded, restored, and repaired as necessary. The existing limits of vegetation will be maintained, except for the clearing and grading necessary to construct the stormwater management system.

2.2.3 Stormwater Management

Under proposed conditions, existing runoff patterns will be maintained, and stormwater will follow the same general flow paths as under existing conditions. Because of the proposed gravel laydown area, a stormwater management system is proposed to manage the change in runoff rates. Runoff will flow southwest into a proposed sediment forebay for pretreatment and then into a proposed bioretention basin in the southwest of the site for treatment and infiltration.

The proposed stormwater management system treats both the quality and the quantity of stormwater discharge from the gravel laydown area.

A brief description of the proposed Best Management Practices incorporated into the stormwater management system are as follows:

Sediment Forebay: The sediment forebay located to the south-west of the site will serve as a pretreatment device for the Site's bioretention basin.

Unlined Bioretention Basin: The landscaped, unlined bioretention basin located to the south-west of the site will serve as a treatment and groundwater recharge system for stormwater runoff from the proposed gravel laydown area. Planted with native, non-invasive species such as Winterberry (*ilex verticillata*) and Arrow-Wood Virburnum (*viburnum dentatum*), the bioretention areas will treat captured stormwater and discharge primarily through infiltration, with an emergency overflow that will discharge treated stormwater runoff to the south west in extreme storm events.

For further details regarding the proposed stormwater management at the Project Site, please refer to Sheets C-102, C-103, and C-201 of the Site Plans in Appendix A.

Section 3

Compliance with Special Permit Standards for Review

This section addresses the Project's compliance with Special Permit Standards for Review as outlined in the Town of Agawam's Zoning Bylaws, Section 180-11.G.

3.1 Special Permit Standards for Review

Per Section 180-11 of the Town of Agawam Zoning Bylaws, a Special Permit is required for the change in use proposed by the project. No new structures are proposed.

As required per Section 180-13 of the Town of Agawam Zoning Bylaws, a Site Plan is required for "any use requiring a special permit from the Board of Appeals." A separate Site Plan Approval application will be submitted to the Planning Board for the proposed project.

Section 180-11 G. of the Town of Agawam Zoning Bylaws identifies the following standards for review:

(1) Social, economic, or community needs which are served by the proposal;

The proposed "show-up" facility would provide equipment and vehicle storage so that Eversource can readily access equipment and project sites in the area, thereby better serving the community.

(2) Traffic flow and safety, including parking and loading;

Traffic impacts to the surrounding area are projected to be minimal. No changes to traffic flow are proposed as part of the project. Traffic from the with will turn north or south on South West Street depending on the job site that Eversource staff is going to. As Eversource policy is to back into parking spaces, minimal noise from vehicle departures is anticipated. Furthermore, company vehicles will be stored in Building 2, further reducing noise impacts. A parking area for 12 vehicles in front of Building 1 will be improved as part of the project. The existing gravel driveway includes parking in front of Building 1.

(3) Adequacy of utilities and other public services;

Utilities are shown on Sheets C-101, C-102, and C-103 of the Site Plans included in Appendix A.

(4) Neighborhood character and social structures;

The existing structures and proposed laydown area are screened from abutting residences by existing mature vegetation. This vegetation will remain. The proposed project will not impact neighborhood character or social structures.

(5) Impacts on the natural environment;

Impacts to the natural environment will be minimal. Stormwater improvements are proposed to address water quality and quality of runoff from the gravel laydown area.

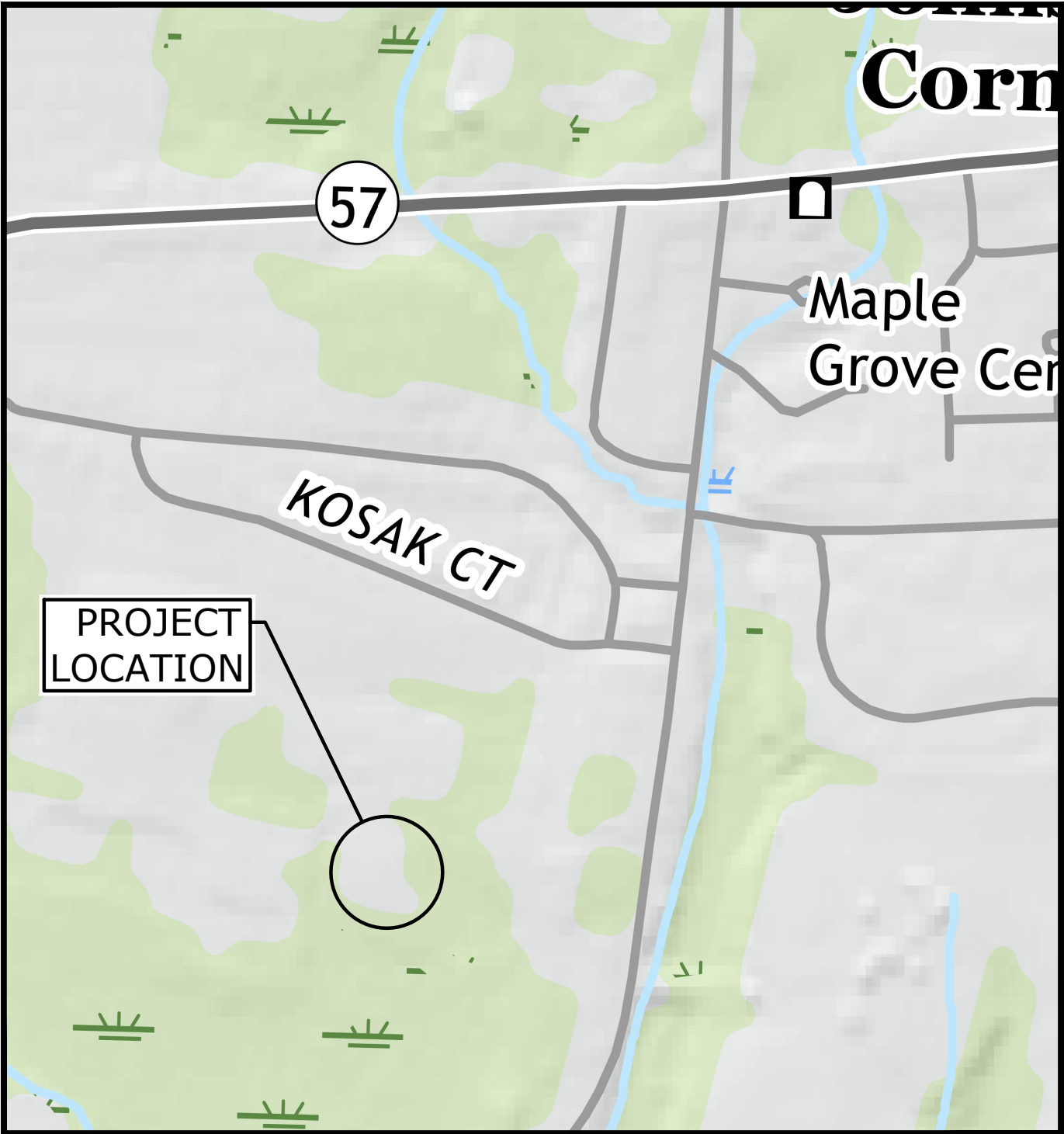
(6) Potential fiscal impact, including impact on Town services, tax base, and employment.

The proposed use will not have a significant impact on municipal services. The proposed use would allow Eversource to better serve the community, by having equipment in proximity to the neighboring service area.

APPENDIX A

EVERSOURCE ENERGY
BOGLISCH FARMS SHOW-UP FACILITY
180 S WEST STREET
AGAWAM, MASSACHUSETTS
MAY 2024

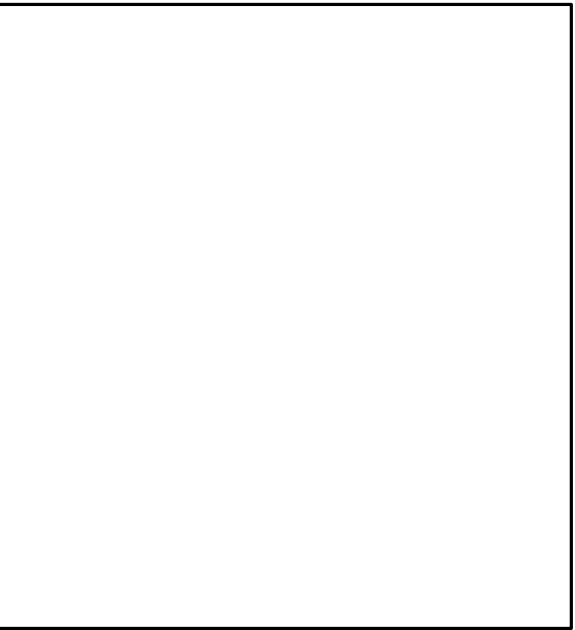
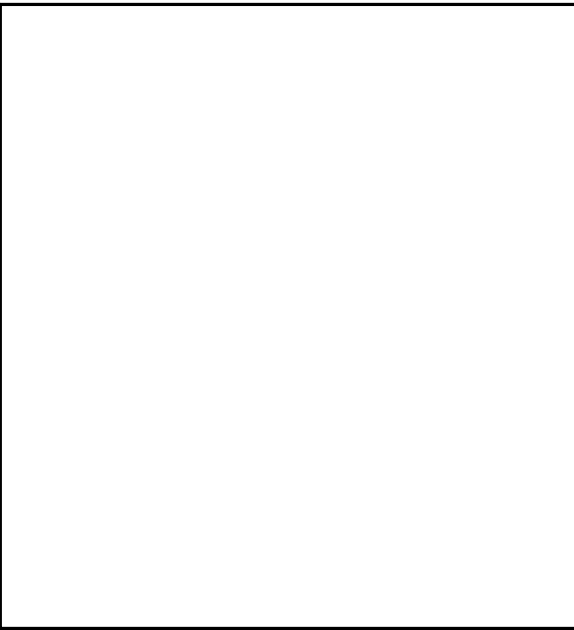
LIST OF DRAWINGS		
SHEET NO.	DRAWING TITLE	SHEET DESCRIPTION
1	G-001	COVER
2	G-002	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
3	C-101	EXISTING CONDITIONS & SITE DEMOLITION PLAN
4	C-102	PROPOSED CONDITIONS SITE PLAN
5	C-103	SITE LANDSCAPING PLAN
6	S-101	BLDG 2 FLOOR DEMOLITION PLAN
7	S-102	TRENCH DRAIN FLOOR PLAN
8	C-201	DETAILS - 1
9	C-202	DETAILS - 2



LOCATION MAP
SCALE: 1" = 500'

PREPARED BY:

Tighe&Bond
53 Southampton Road
Westfield, MA 01085
(413) 562-1600



PREPARED FOR:
EVERSOURCE ENERGY

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COMPLETE SET 9 SHEETS

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LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	-----	-----
LIMITS OF WORK	-----	-----
INTERMEDIATE CONTOURS	-----	-----
INDEX CONTOURS	--- 25 ---	--- 25 ---
SPOT GRADE	X 141.2	+ 32.0
MAGNITUDE & DIRECTION OF SLOPE		← 0.0%
WATER SERVICE	----- W -----	
OVERHEAD ELECTRIC	----- OHW -----	
CURB	=====	
EDGE OF PAVEMENT OR GRAVEL	=====	
FENCE - UNSPECIFIED	X X X	X X X
ELECTRIC SERVICE STRUCTURES	UTILITY CO. POLE	
TREELINE	~~~~~	~~~~~
TREE	EVERGREEN DECIDUOUS	

LEGEND

RESOURCE AREAS	
VEGETATED WETLAND LIMIT	▲▲▲▲▲
100-FOOT BUFFER ZONE	-----
WETLAND FLAG	WF

LEGEND

DEMOLITION / GEOTECHNICAL	
EROSION & SEDIMENT CONTROL	-----
ITEM TO BE DEMOLISHED	XXXX
TEST PIT LOCATION	+

ABBREVIATIONS

ABDN('D)	ABANDON('D)
AC	ASBESTOS CEMENT PIPE
BC	BITUMINOUS CURB
BFP	BACK FLOW PREVENTOR
BIT	BITUMINOUS
BL	BASELINE
BLDG	BUILDING
BND	BUND
BOC	BOTTOM OF CURB
BOT	BOTTOM
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CEM	CEMENT
CI	CAST IRON PIPE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
CPP	CORRUGATED
	POLYETHYLENE PIPE
CY	CUBIC YARD
DH	DRILL HOLE
DI	DUCTILE IRON PIPE
DIA	DIAMETER
DMH	DRAIN MANHOLE
E	EAST
EF	EACH FACE
EG	EXISTING GRADE
EL/ELEV	ELEVATION
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EW	EACH WAY
EXIST	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR
FM	FORCE MAIN
G	GAS
GG	GAS GATE
GRAN	GRANITE
HC	HANDICAP
HDPE	HIGH DENSITY
	POLYETHYLENE
HMA	HOT MIX ASPHALT
HYD	HYDRANT
IN	INCHES
INV	INVERT
IP	IRON PIN
L	LENGTH OF CURB
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
MJ	MECHANICAL JOINT

ABBREVIATIONS CONT'D

N	NORTH
NITC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
N/F	NOW OR FORMERLY
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OH	OVERHEAD
PB	PLANT BED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND
	CURVATURE
PCPP	PERFORATED CORRUGATED
	POLYETHYLENE PIPE
	PERFORATED
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
ROW	RIGHT OF WAY
RT	RIGHT
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SMH	SEWER MANHOLE
SS	STAINLESS STEEL
STA	STATION
STL	STEEL
STRM	STORM
T	TANGENT LENGTH
TC	TOP OF CURB
TEL	TEL-DATA
TP	TEST PIT
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WG	WATER GATE
WV	WATER VALVE
XFMR	TRANSFORMER

BASE PLAN NOTES

- THE EXISTING CONDITIONS INFORMATION SHOWN ON THE DRAWINGS IS BASED ON THE FOLLOWING:
 - SURVEY DRAWINGS PROVIDED BY NORTHEAST SURVEY CONSULTANTS TITLED EXISTING CONDITIONS AND DATED NOVEMBER 11, 2023
 - FIELD INVESTIGATIONS PERFORMED BY TIGHE & BOND ON 9/14/2023
 - THE RESOURCE AREA BOUNDARIES DEPICTED ON THE DRAWINGS WERE DELINEATED BY TIGHE & BOND, INC. ON 8/17/2023
- UTILITY LOCATIONS SHOWN WERE PLOTTED FROM INFORMATION SUPPLIED BY RESPECTIVE UTILITY COMPANIES AND DATA OBTAINED FROM FIELD SURVEYS AND AS BUILT DRAWINGS. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION SHOWN ON THESE DRAWINGS IS NOT GUARANTEED. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES WHICH MAY AFFECT CONSTRUCTION OPERATIONS.
- THE DRAWINGS ARE BASED ON THE FOLLOWING DATUMS: HORIZONTAL-NAD83 ; VERTICAL-NAVD88
- THE EXISTING CONDITIONS SHOWN ARE APPROXIMATE. FIELD VERIFY EXISTING CONDITIONS.

GENERAL NOTES

- NOTIFY (DIGSAFE AT 1-888-344-7233) LIST AT LEAST 72 HOURS PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IN ADDITION, SOME UTILITIES MAY NOT BE SHOWN. DETERMINE THE EXACT LOCATION OF UTILITIES BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND/OR INTERRUPTIONS IN UTILITY SERVICE. PERFORM TEST PIT EXCAVATIONS AND OTHER INVESTIGATIONS TO LOCATE UTILITIES, AND PROVIDE THIS INFORMATION TO THE ENGINEER, PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS. LOCATE ALL EXISTING UTILITIES TO BE CROSSED BY HAND EXCAVATION.
- NOT ALL OF THE UTILITY SERVICES TO BUILDINGS ARE SHOWN. THE CONTRACTOR SHALL ANTICIPATE THAT EACH PROPERTY HAS SERVICE CONNECTIONS FOR THE VARIOUS UTILITIES.
- BOLD TEXT AND LINES INDICATE PROPOSED WORK. LIGHT TEXT AND LINES INDICATE APPROXIMATE EXISTING CONDITIONS.
- TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
- EXCAVATE ADDITIONAL TEST PITS TO LOCATE EXISTING UTILITIES AS DIRECTED OR APPROVED BY THE ENGINEER.
- NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY; COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
- OBTAIN, PAY FOR AND COMPLY WITH PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK. ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE JURISDICTIONAL AUTHORITIES.
- SHORE UTILITY TRENCHES WHERE FIELD CONDITIONS DICTATE AND/OR WHERE REQUIRED BY LOCAL, STATE AND FEDERAL HEALTH AND SAFETY CODES.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
- PROTECT AND MAINTAIN ALL UTILITIES IN THE AREAS UNDER CONSTRUCTION DURING THE WORK. LEAVE ALL PIPES AND STRUCTURES WITHIN THE LIMITS OF THE CONTRACT IN A CLEAN AND OPERABLE CONDITION AT THE COMPLETION OF THE WORK. TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SAND AND SILT FROM DISTURBED AREAS FROM ENTERING THE DRAINAGE SYSTEM.
- NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER.
- TAKE NECESSARY MEASURES AND PROVIDE CONTINUOUS BARRIERS OF SUFFICIENT TYPE, SIZE, AND STRENGTH TO PREVENT ACCESS TO ALL WORK AND STAGING AREAS AT THE COMPLETION OF EACH DAYS WORK.
- NO OPEN TRENCHES WILL BE ALLOWED OVER NIGHT. THE USE OF ROAD PLATES TO PROTECT THE EXCAVATION WILL BE CONSIDERED UPON REQUEST, BUT BACKFILLING IS PREFERRED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA. PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
- MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
- WHEN WORKING IN THE ROAD, PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS. PROVIDE COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
- REMOVE AND DISPOSE OF ALL CONSTRUCTION-RELATED WASTE MATERIALS AND DEBRIS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
- THE TERM "DEMOLISH" USED ON THE DRAWINGS MEANS TO REMOVE AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE TERM "ABANDON" USED ON THE DRAWINGS MEANS TO LEAVE IN PLACE AND TAKE APPROPRIATE MEASURES TO DECOMMISSION AS SPECIFIED OR NOTED ON THE DRAWINGS.
- ALL PROPOSED WORK MAY BE ADJUSTED IN THE FIELD BY THE OWNER'S PROJECT REPRESENTATIVE TO MEET EXISTING CONDITIONS.

SURFACE RESTORATION NOTES

- ALL PAVEMENT DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- PROTECT PROJECT FEATURES (E.G., WALLS, FENCES, MAIL BOXES, SIGNS, SIDEWALKS, CURBING, STAIRS, WALKWAYS, TREES, ETC.) FROM DAMAGE DURING CONSTRUCTION, INCLUDING PROVIDING TEMPORARY SUPPORTS, WHEN APPROPRIATE.
- IF REMOVAL OF PROJECT FEATURES IS REQUIRED IN ORDER TO PERFORM THE PROPOSED WORK, REMOVE THOSE SITE FEATURES ONLY UPON APPROVAL OF ENGINEER. REPLACE ALL REMOVED PROJECT FEATURES; NEW ITEMS SHALL BE EQUAL OR BETTER IN QUALITY AND CONDITION TO THE ITEMS REMOVED.
- EXISTING SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED BY A LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE WORK IS PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE THE ADJUSTMENT OF EXISTING UTILITY STRUCTURES WITH EACH RESPONSIBLE UTILITY OWNER PRIOR TO RECONSTRUCTION AND/OR PAVING OPERATIONS. RAISE ALL STRUCTURES TO FINISHED GRADES PRIOR TO THE END OF THE CONSTRUCTION SEASON AND PRIOR TO FINISHED PAVING.
- REPAIR DISTURBED PAVED SURFACES AT THE END OF EACH WORK WEEK, UNLESS OTHERWISE APPROVED/REQUIRED BY THE OWNER.
- TRANSFER ALL TEMPORARY BENCHMARKS, AS NECESSARY.
- REGRADE ALL UNPAVED AREAS DISTURBED BY THE WORK AS REQUIRED. REPAIR/REPLACE PAVED SURFACES DISTURBED BY THE WORK IN-KIND, UNLESS OTHERWISE NOTED. RESTORE SURFACES TO EXISTING OR PROPOSED CONDITIONS AS INDICATED ON THE DRAWINGS.
- PROVIDE A SMOOTH, FLUSH TRANSITION BETWEEN ALL NEW AND EXISTING PAVEMENTS AND WALKING SURFACES.

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(413) 562-1600

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Farms Show
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Eversource
Energy

Agawam,
Massachusetts

MARK	DATE	DESCRIPTION
PROJECT NO:		E5034-211
DATE:		01/2024
FILE:		E-5034-211 GENERAL NOTES.dwg
DRAWN BY:		AAL
DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

GENERAL NOTES, LEGEND,
AND ABBREVIATIONS

SCALE: AS SHOWN

G-002

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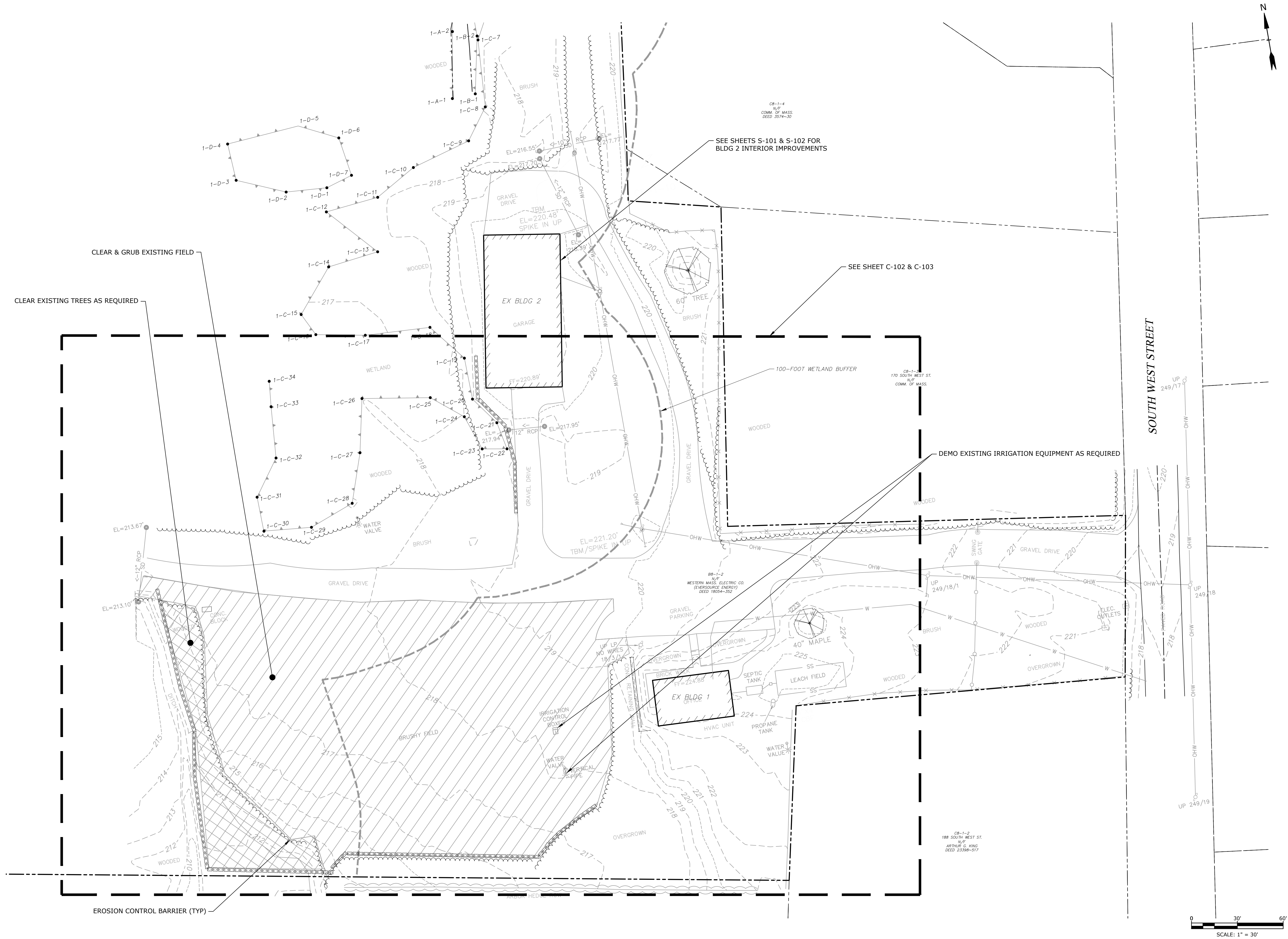
Eversource
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Massachusetts

[illegible]

SCALE: 1" = 30'

C-101



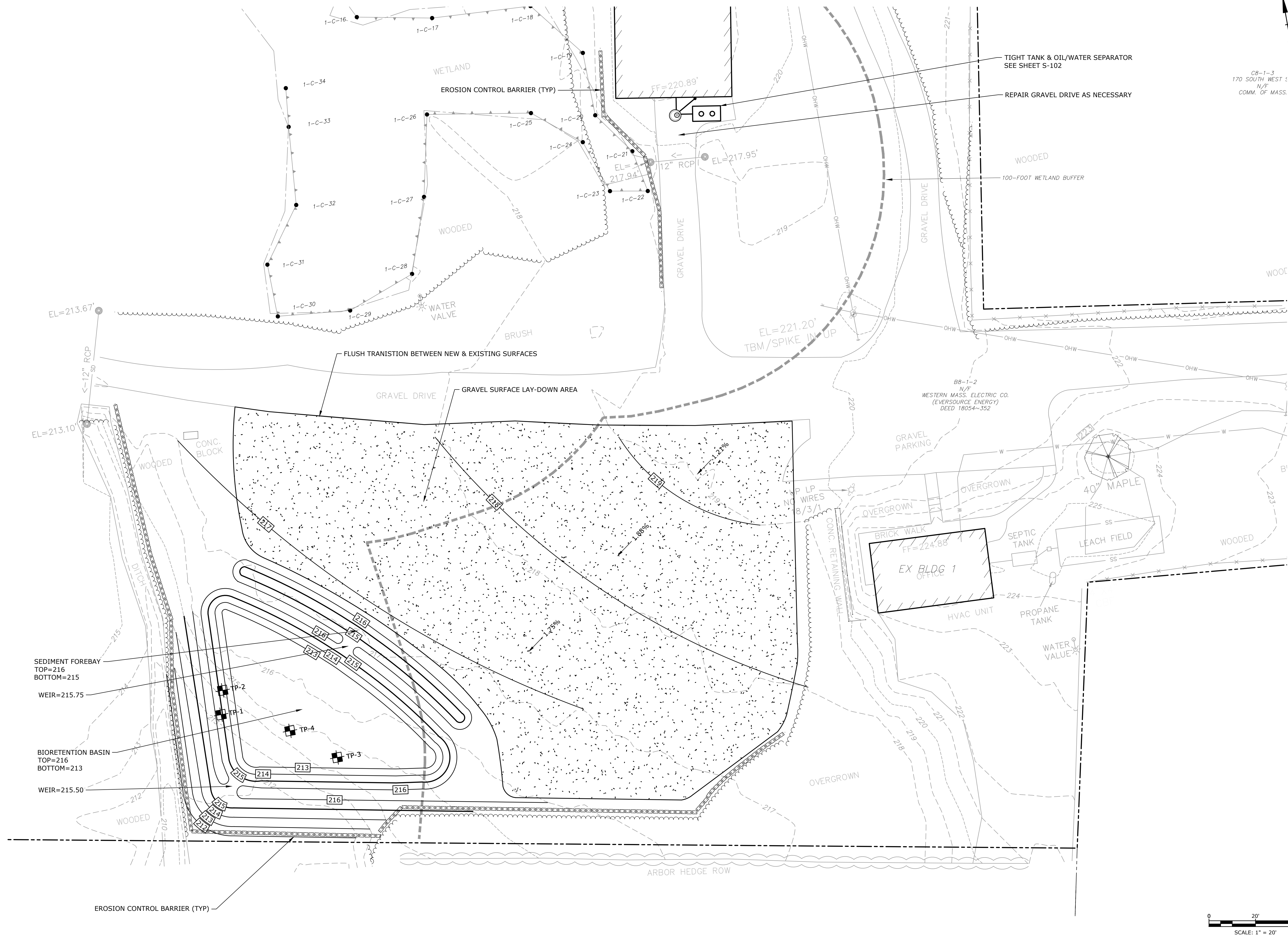
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Energy

Agawam,
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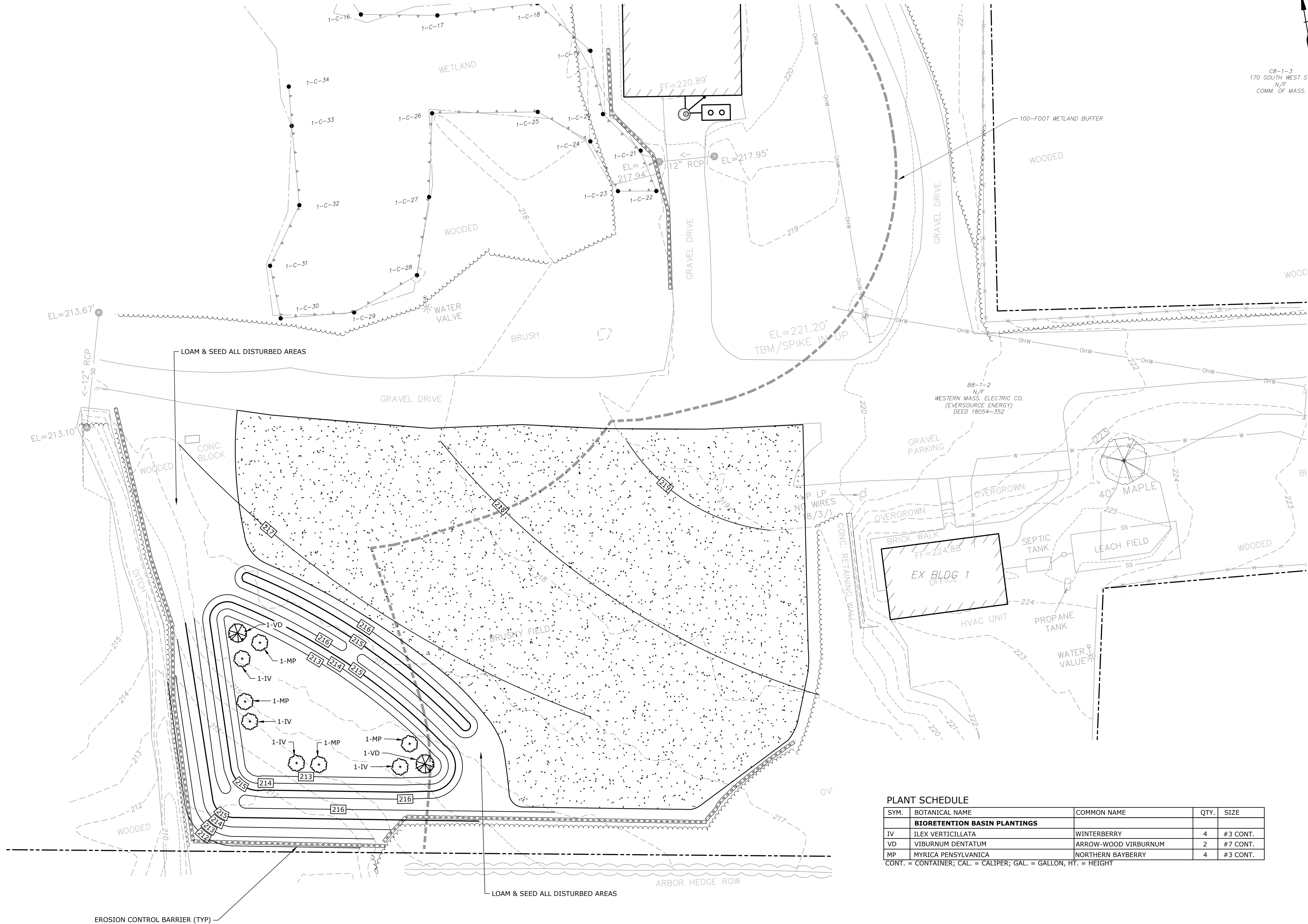
PROPOSED CONDTIONS SITE PLAN

SCALE: 1" = 20'

C-102



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PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
BIORETENTION BASIN PLANTINGS				
IV	ILEX VERTICILLATA	WINTERBERRY	4	#3 CONT.
VD	VIBURNUM DENTATUM	ARROW-WOOD VIRBURNUM	2	#7 CONT.
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	4	#3 CONT.

CONT. = CONTAINER; CAL. = CALIPER; GAL. = GALLON, HT. = HEIGHT

CB-1-3
170 SOUTH WEST S
N/F
COMM. OF MASS.

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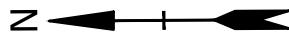
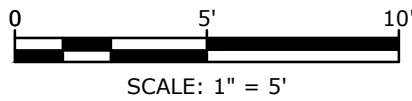
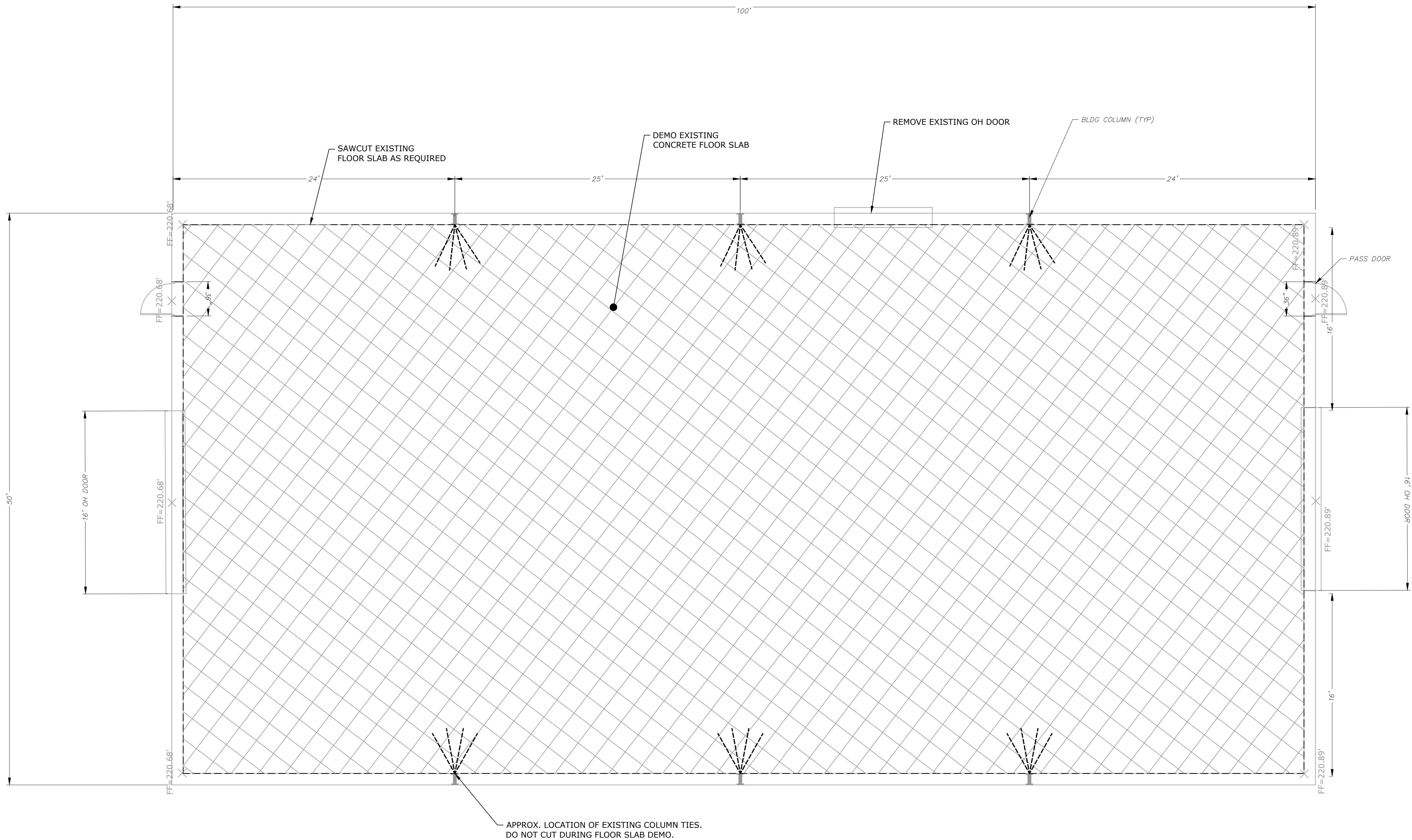
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DATE:		01/2024
FILE:		E-5034-211 SITE PLANS.dwg
DRAWN BY:		AAL
DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

SITE LANDSCAPING PLAN

SCALE: 1" = 20'

C-103

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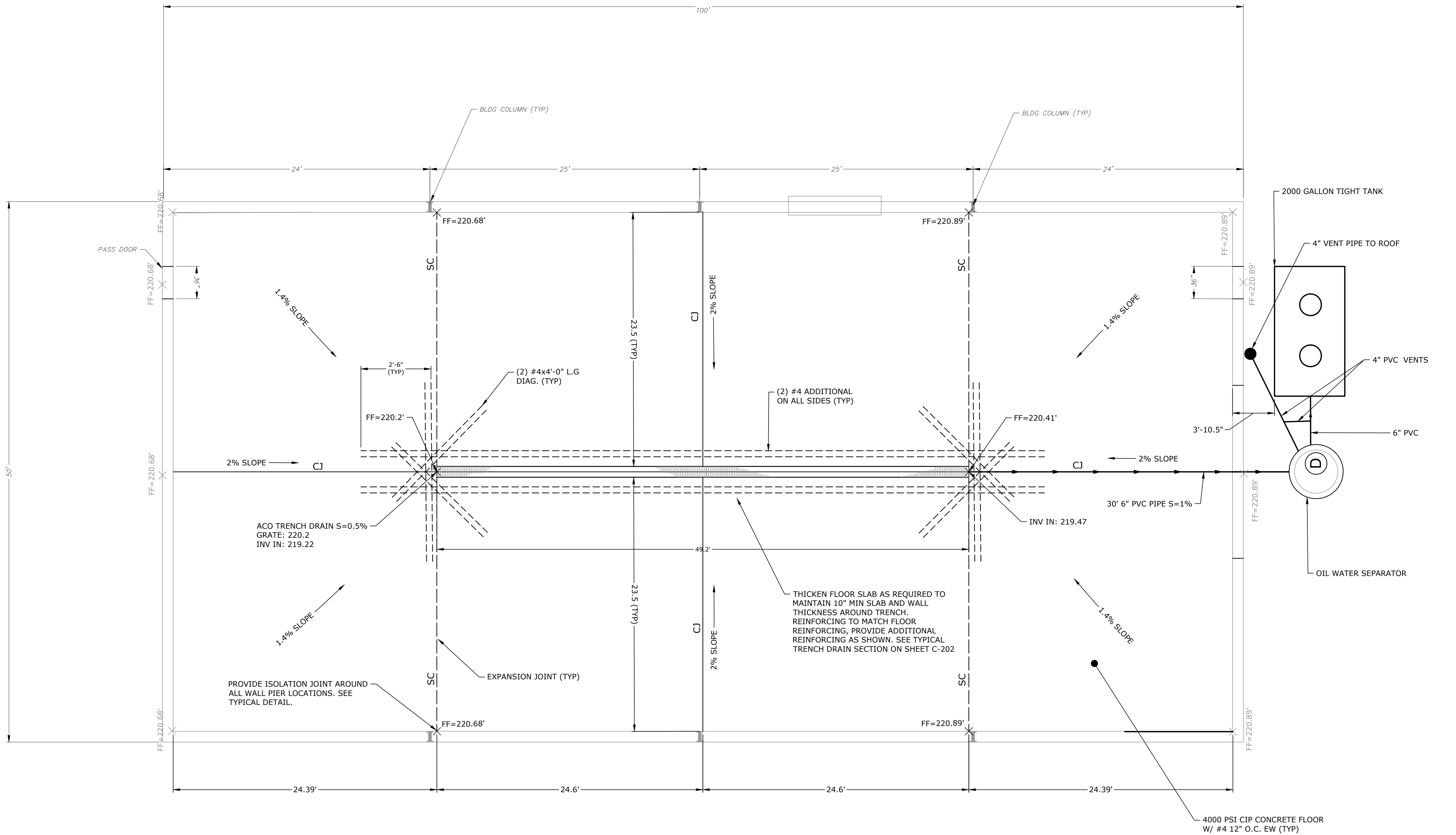
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DATE:		01/2024
FILE:		Building Sketch Sheet.dwg
DRAWN BY:		AAL
DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

**BLDG 2 FLOOR
DEMOLITION PLAN**

SCALE: 1" = 5'

S-101

Last Saved: 5/6/2024
Plotted On: May 09, 2024 - 9:00am By: AlaPatin
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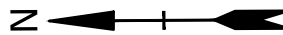
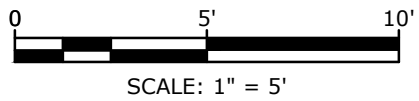


GENERAL NOTES:

1. CJ INDICATES CONSTRUCTION JOINTS
2. SC INDICATES SAWCUT

REINFORCEMENT NOTES:

1. 10" SLAB - #5 BARS AT 12" O.C.
TOP BARS RUN NORTH/SOUTH



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NOTE FORMAT

1.	XXX
2.	XXX

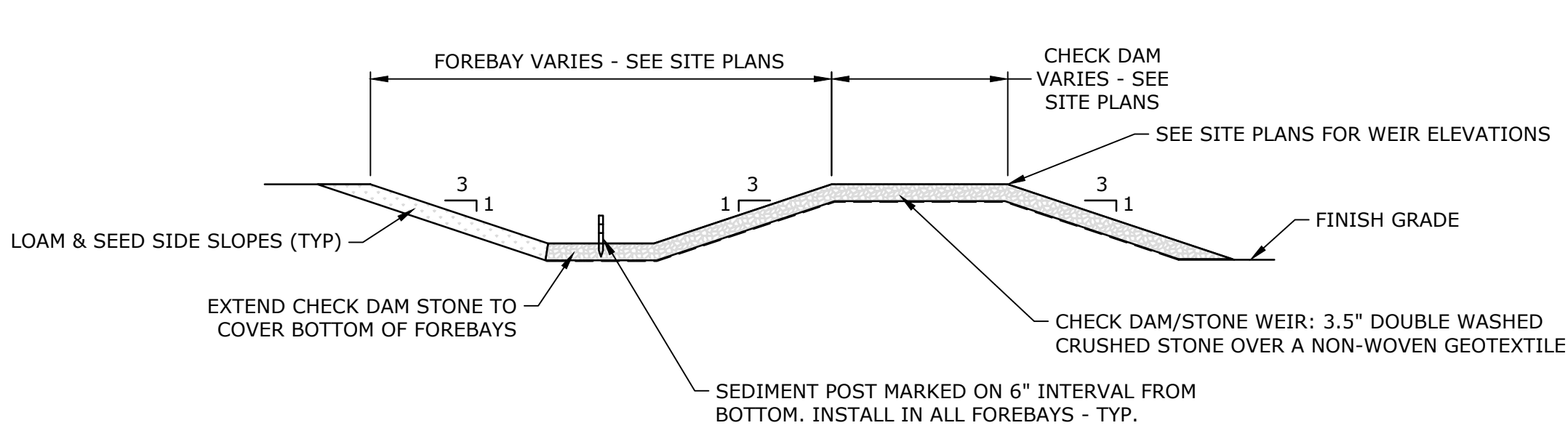
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DATE:		01/2024
FILE:		Building Sketch Sheet.dwg
DRAWN BY:		AAL
DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

**TRENCH DRAIN
FLOOR PLAN**

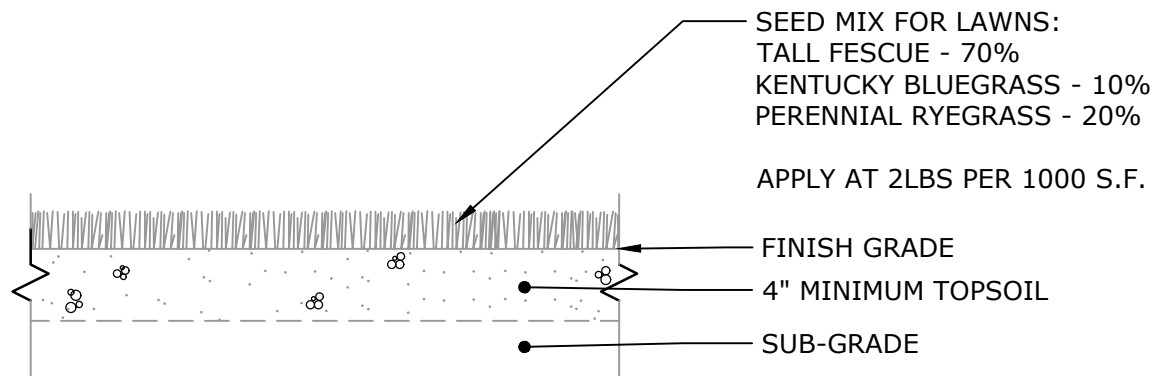
SCALE: 1" = 5'

S-102

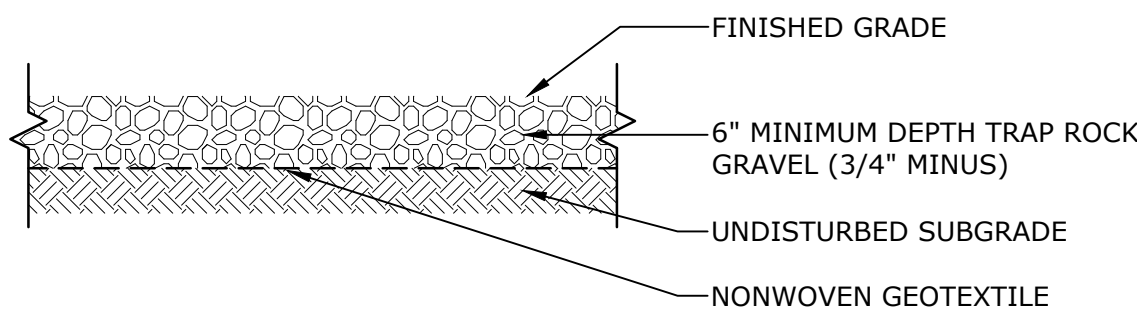
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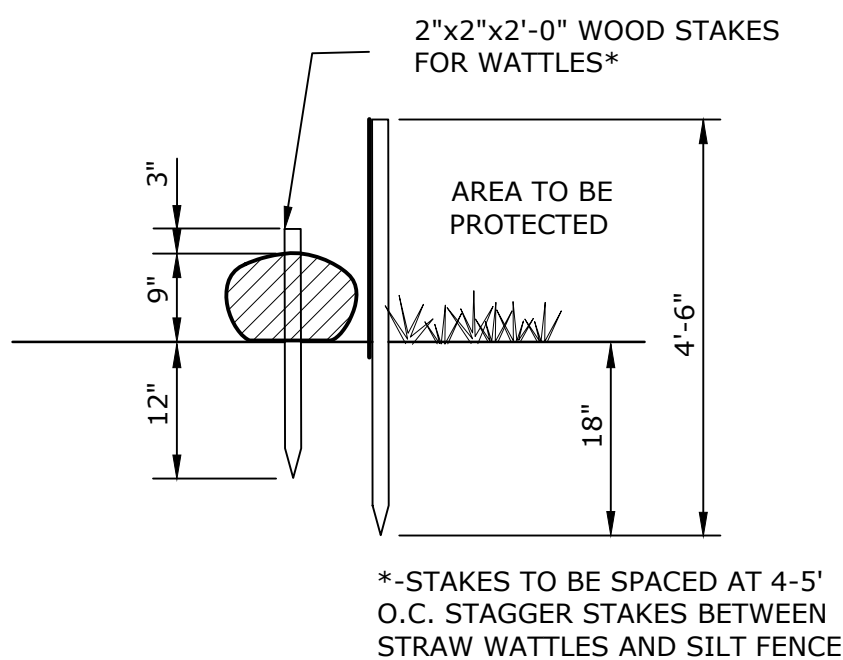
SEDIMENT FOREBAY - SECTION
NO SCALE



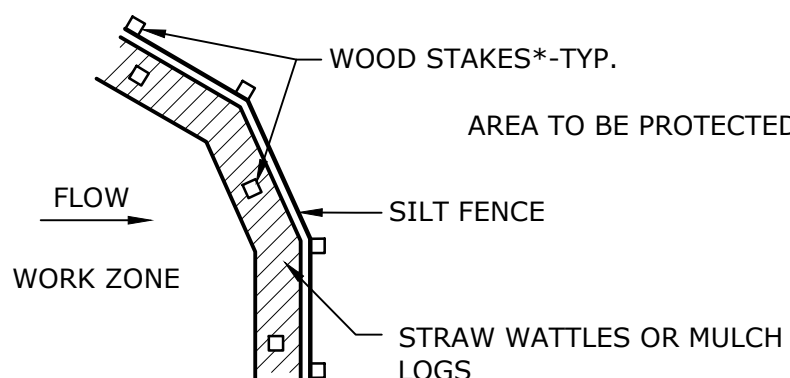
LAWN AREAS
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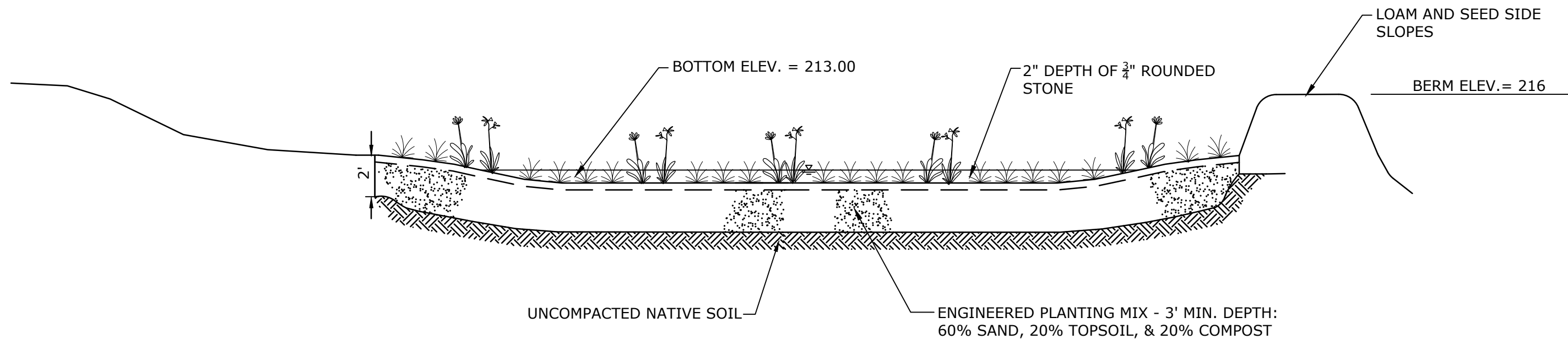
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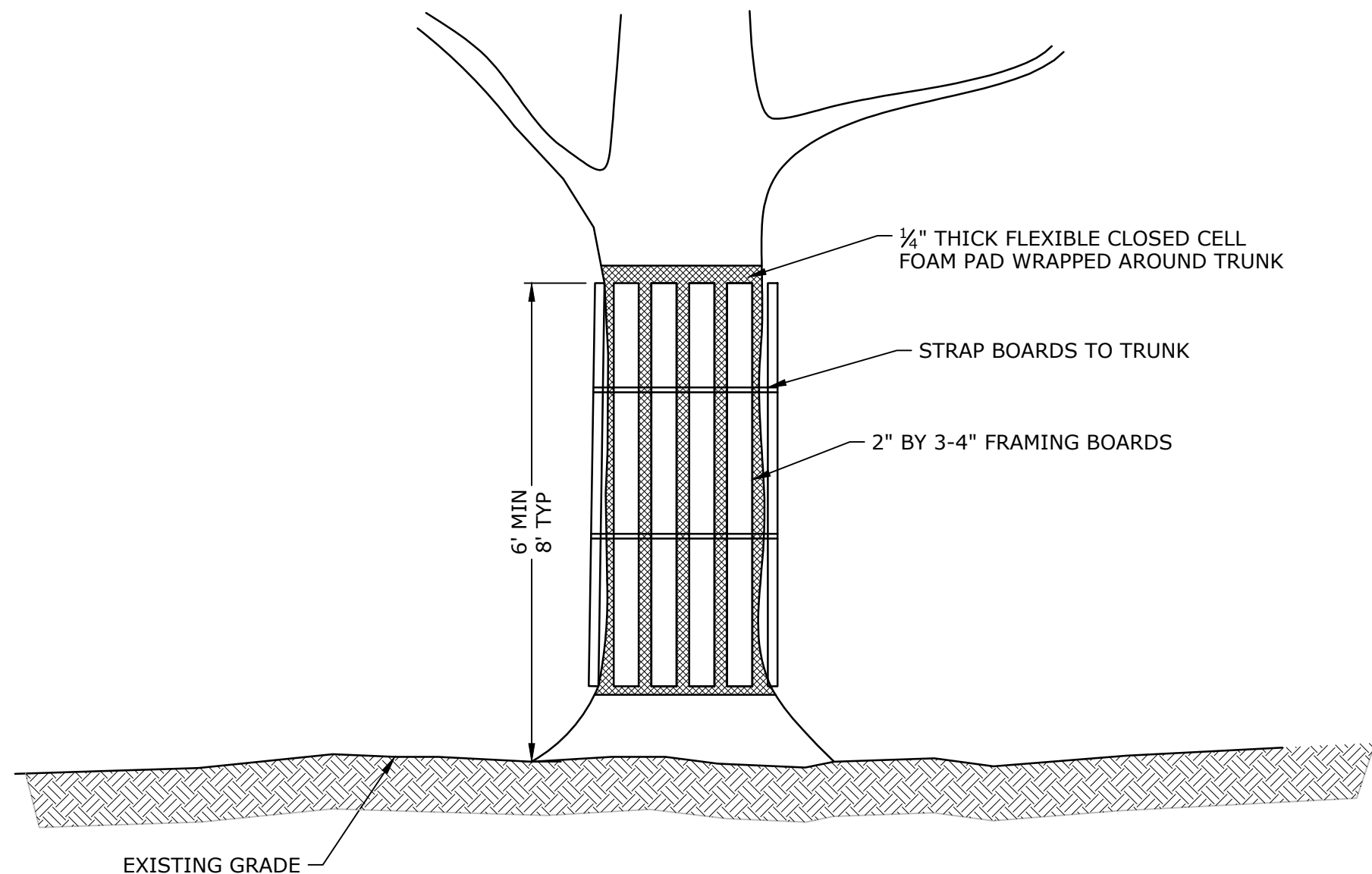
SECTION



EROSION CONTROL BARRIER
NO SCALE



BIORETENTION BASIN SECTION
NO SCALE



NOTES:

1. PROVIDE ROOT PROTECTION ZONE EQUAL TO TWELVE (12) TIMES THE TREE DIAMETER. PROTECT ROOTS BY INSTALLING PROTECTIVE FENCE PRIOR TO CONSTRUCTION AND MAINTAINING FENCE UNTIL PROJECT COMPLETION. IF ANY PART OF PROTECTION FENCE IS MISSING, PROTECT ROOTS BY INSTALLING WOODCHIPS AS SHOWN AND PROVIDE TRUNK PROTECTION USING FOAM WRAP, FRAMING BOARDS AND ADJUSTABLE STRAPS. HEIGHT OF TREE PROTECTION SHALL BE DETERMINED BY TREE WARDEN. DO NOT NAIL OR SCREW INTO TREE. INSTALL ADDITIONAL PROTECTIVE MEASURES AS DIRECTED BY ENGINEER OR TREE WARDEN.
2. ROOT PRUNING SHOULD FOLLOW THE ANSI A300 PART 5 STANDARDS AS DIRECTED BY THE ENGINEER OR TREE WARDEN.
3. PROTECTED TREES MUST BE WATERED THOROUGHLY DURING CONSTRUCTION WITHIN THE TREE PROTECTION ZONE AS DIRECTED BY THE ENGINEER OR TREE WARDEN.

TREE PROTECTION FOR EXISTING TREE
NO SCALE

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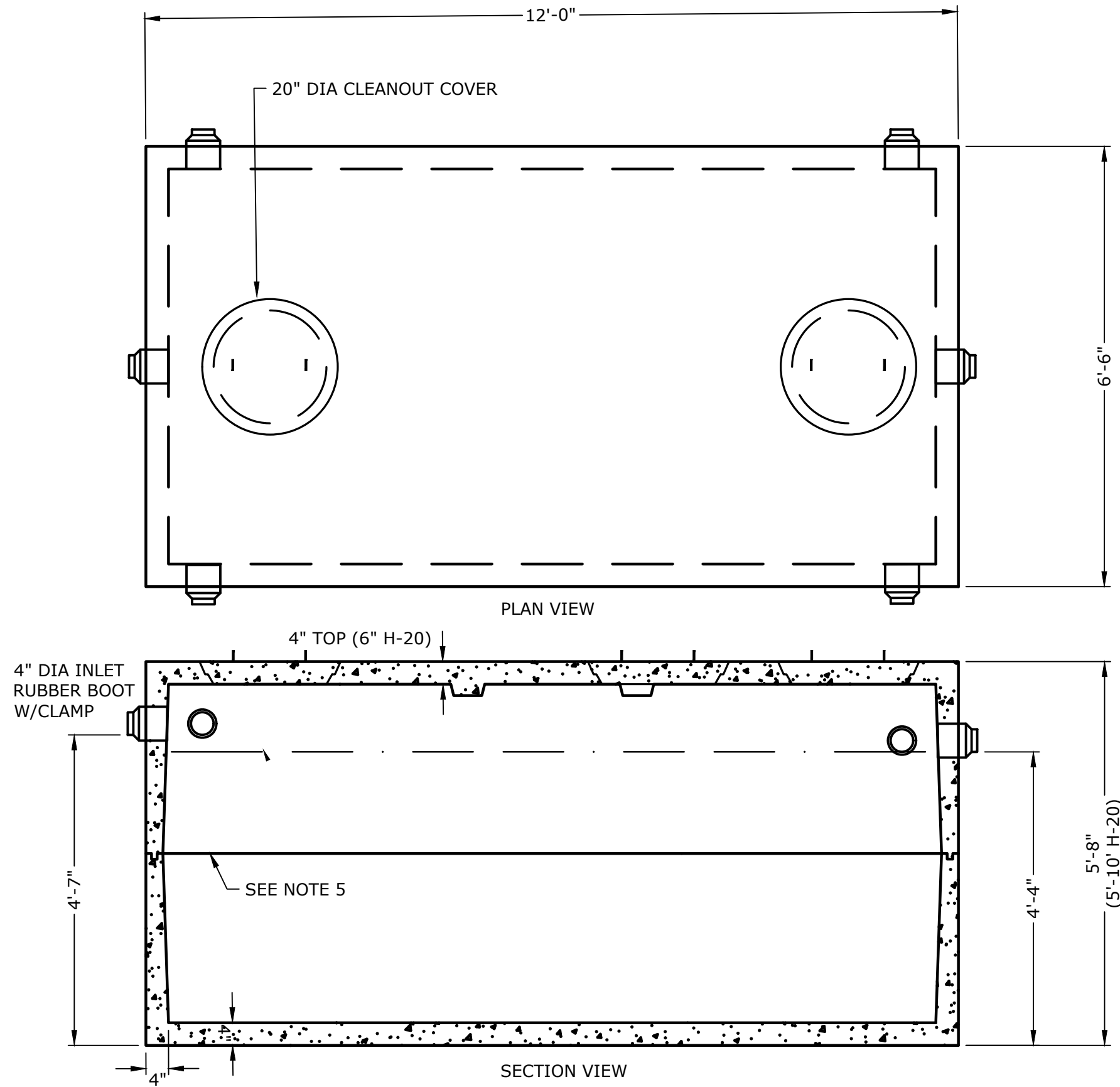
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FILE:		E-5034-211 DETAILS.dwg
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DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

DETAILS - 1

SCALE: AS SHOWN

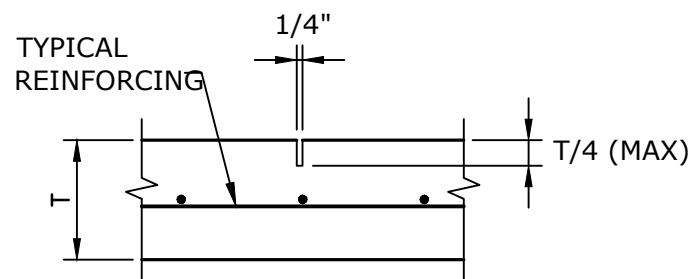
C-201

Last Saved: 5/6/2024
Plotted On: May 09, 2024 - 9:00am By: AlaiPatin
Tighe & Bond\31\VE5034 Eversource L&P 2019\211 - Boglich Farm\Drawings\AutoCAD\Sheet\E-5034-211 DETAILS.dwg



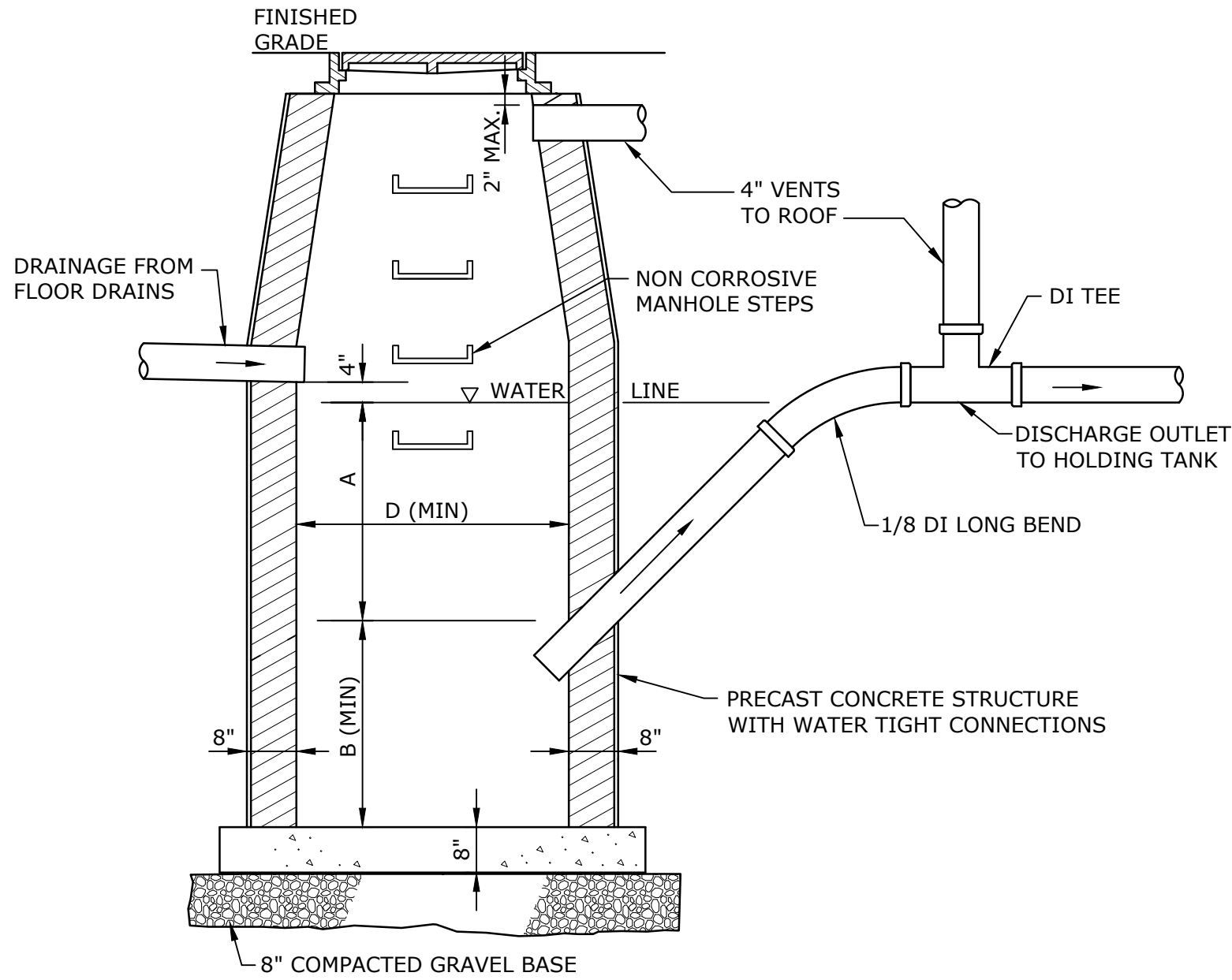
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. ALL REINFORCEMENT PER ASTM C1227.
 3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

2000 GAL TIGHT TANK
NOT TO SCALE



SAWCUT CONTROL JOINT
NOT TO SCALE

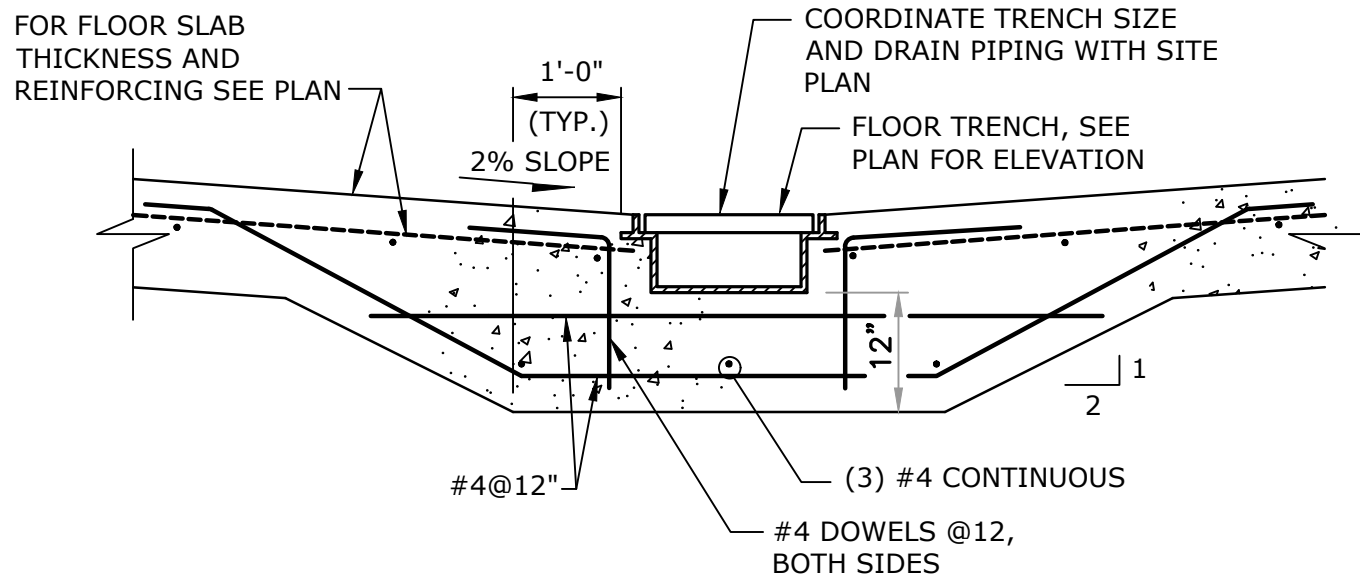
NOTE:
SAWCUT SHALL MADE WITHIN 6 HOURS AFTER CONCRETE PLACEMENT & CLEANED
PRIOR TO APPLICATION OF FLOOR TREATMENT. PROVIDE TOOLED JOINT WITH
BACKER ROD & JOINT SEALANT WHERE NOTED ON PLANS.



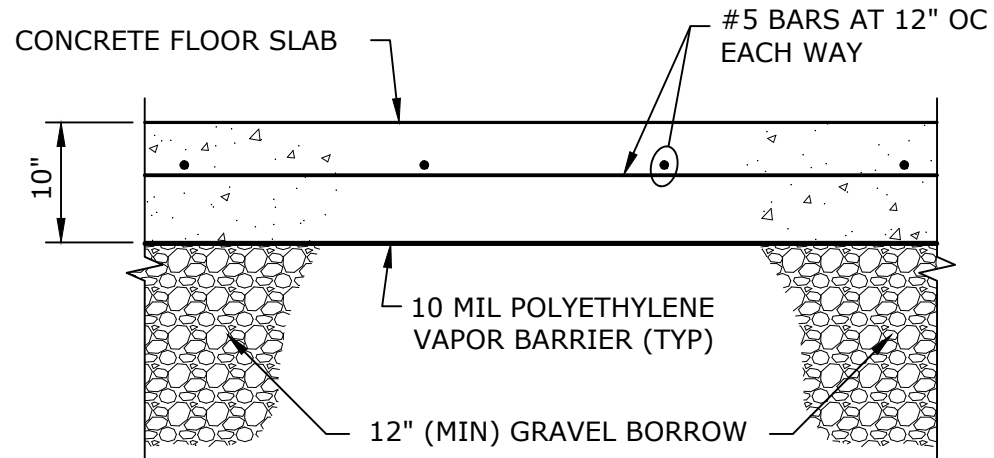
GASOLINE, OIL, & SAND SEPARATOR
NO SCALE

INLET	D	A	B
4"	3'-6"Ø	3'-0"	2'-6"
6"	4'-0"Ø 4'-0" x 4'-0" 4'-6"Ø 4'-6" x 4'-6" 5'-0"Ø 5'-0" x 5'-0"	5'-0" 4'-0" 4'-0" 3'-6" 3'-6" 3'-0"	4'-6" 3'-6" 3'-6" 3'-0" 3'-0" 2'-6"

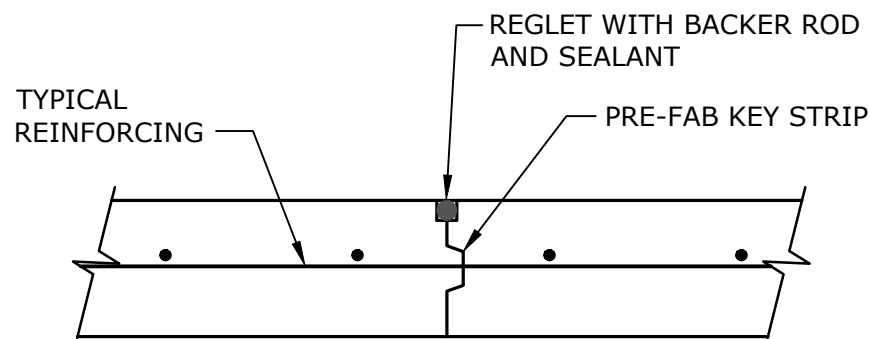
- NOTES:
1. GASOLINE, OIL AND SAND SEPARATOR TO BE INSTALLED IN ACCORDANCE WITH 248 CMR.
 2. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF THE BUILDING WHERE POSSIBLE AND THE COVER IS TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAN A 24 INCH DIAMETER.
 3. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING.
 4. THE INLET PIPE SHALL BE NO LESS THAN 4 INCHES ABOVE THE WATER LINE AND WHEN SUBJECT TO FREEZING, IT SHALL BE SET A MINIMUM OF 3 FEET BELOW GRADE.
 5. THE SEPARATOR SHALL BE FILLED WITH WATER AND LEAK TESTED BEFORE BEING INTRODUCED INTO SERVICE.
 6. THE NON-COROSIVE STEPS SHALL BE SPACED AT 18 INCHES APART.
 7. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.



TYPICAL TRENCH DRAIN SECTION
NOT TO SCALE



TYPICAL SLAB ON GRADE DETAIL
NOT TO SCALE



SLAB CONSTRUCTION JOINT
NOT TO SCALE

**PERMIT DRAWINGS
NOT FOR
CONSTRUCTION**

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

**Boglich
Farms Show
Up Facility**

Eversource
Energy

Agawam,
Massachusetts

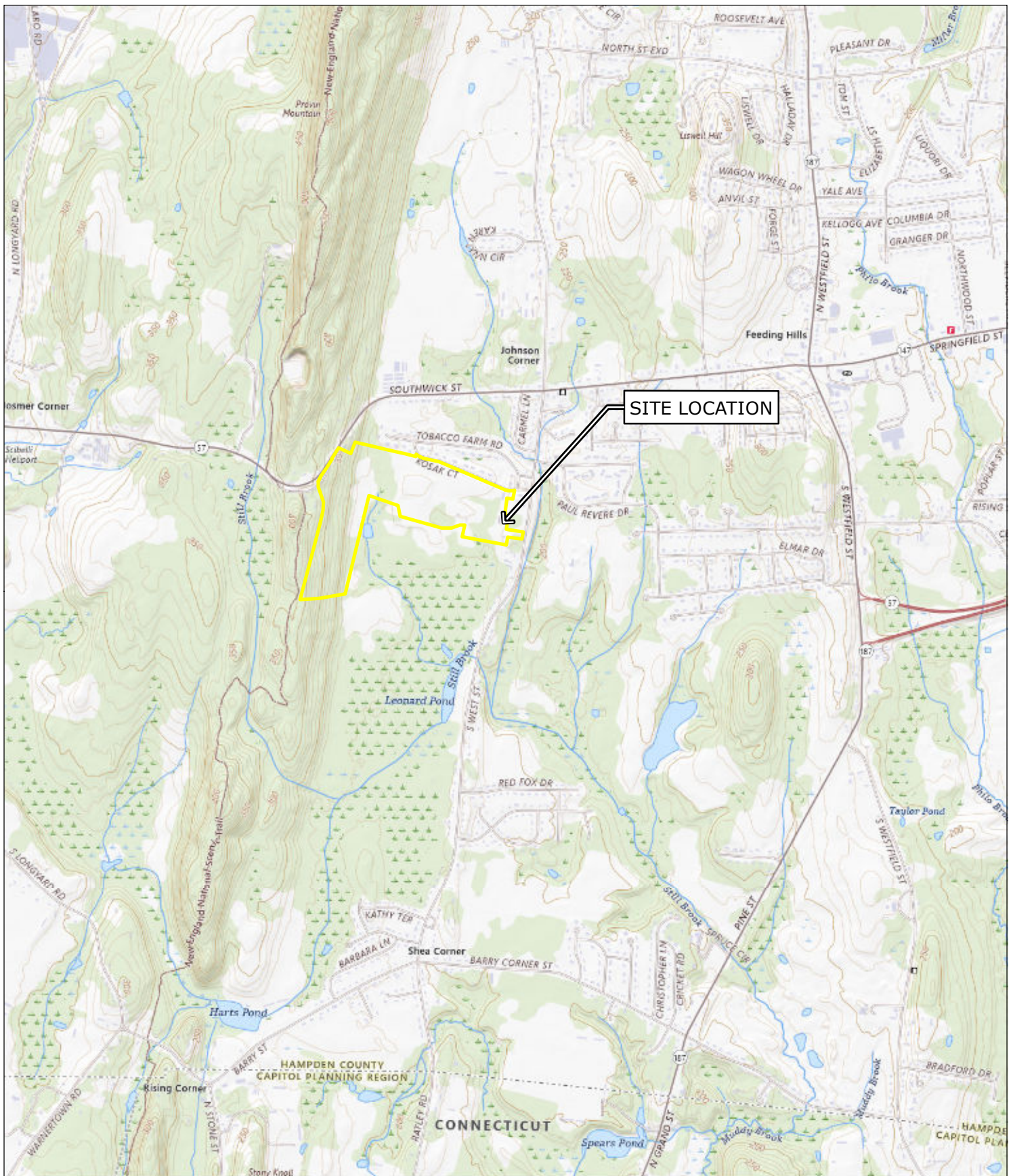
MARK	DATE	DESCRIPTION
PROJECT NO:	E5034-211	
DATE:	01/2024	
FILE:	E-5034-211 DETAILS.dwg	
DRAWN BY:	AAL	
DESIGNED/CHECKED BY:	TJG	
APPROVED BY:	TJA	

DETAILS - 2

SCALE: AS SHOWN

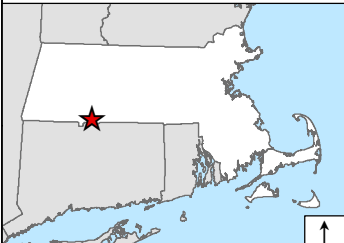
C-202

APPENDIX B



SITE LOCATION

INDEX MAP



Legend

Property Boundary

Based on USGS National Map
Topo Basemap for West Springfield
Contour Interval Equals 10 Feet

1:24,000
1 inch = 2,000 feet

0 1,000 2,000 Feet

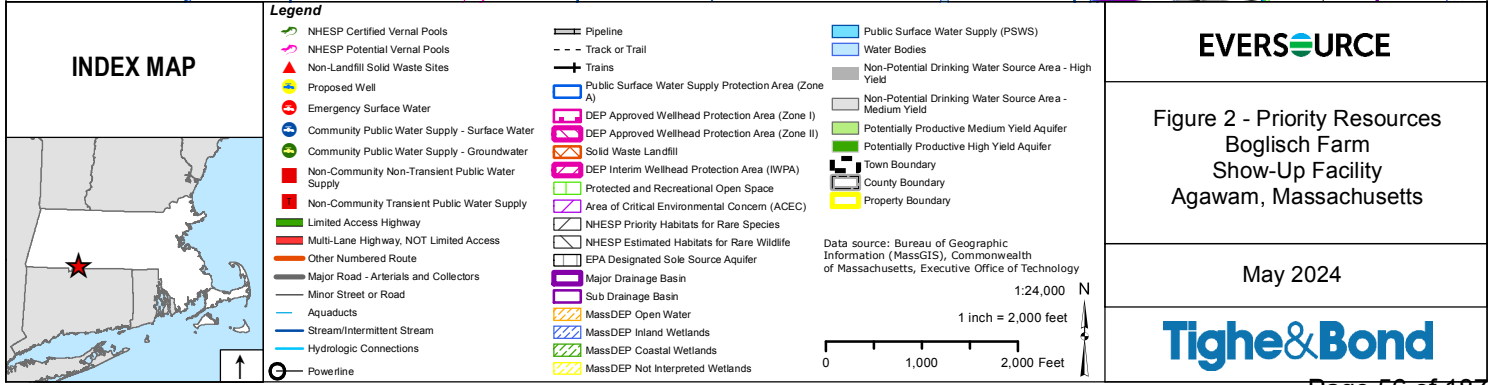
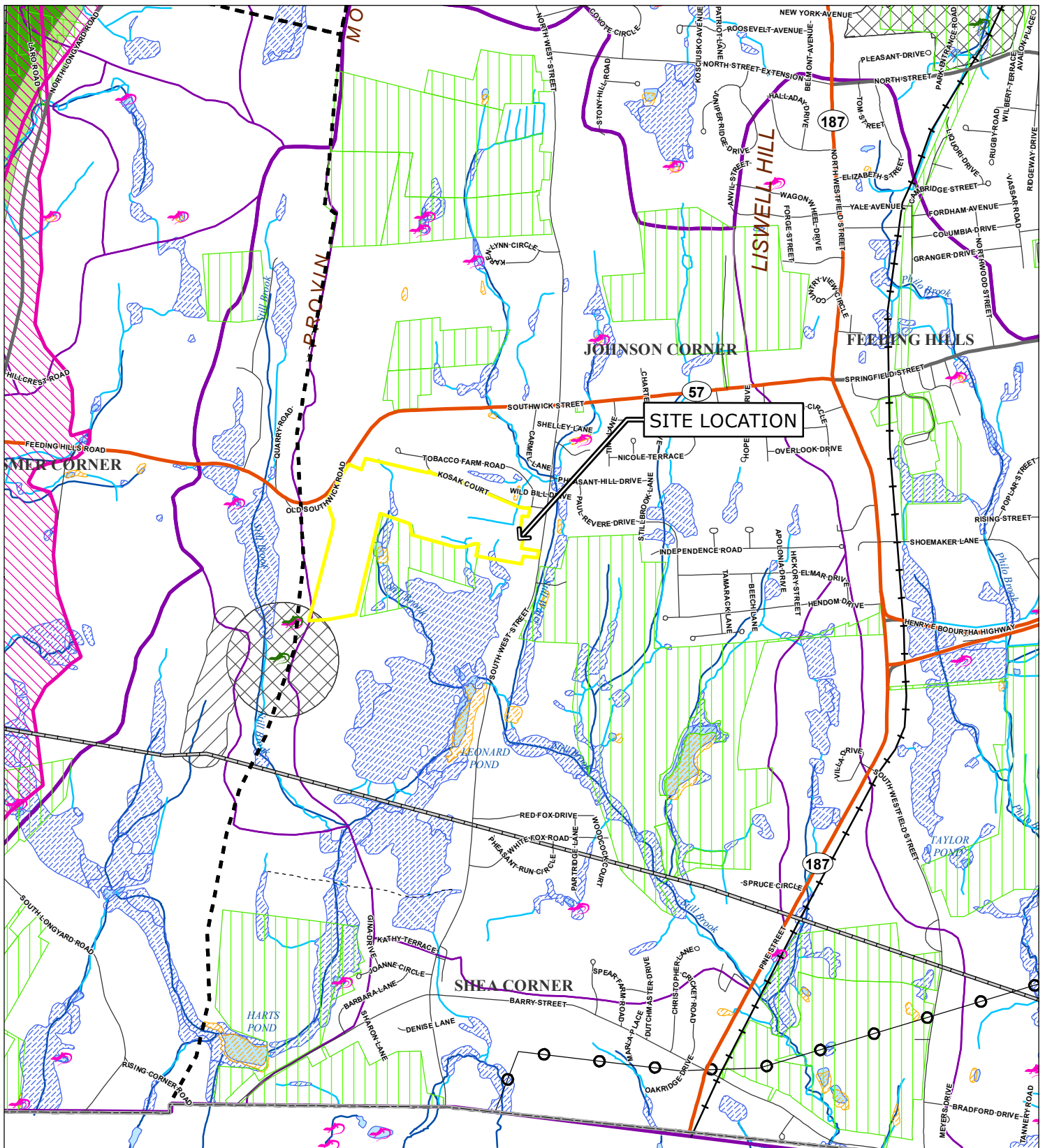


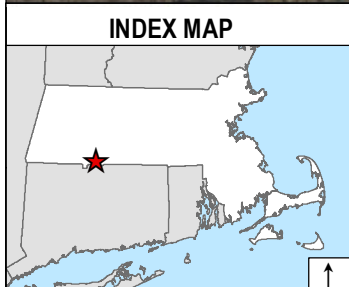
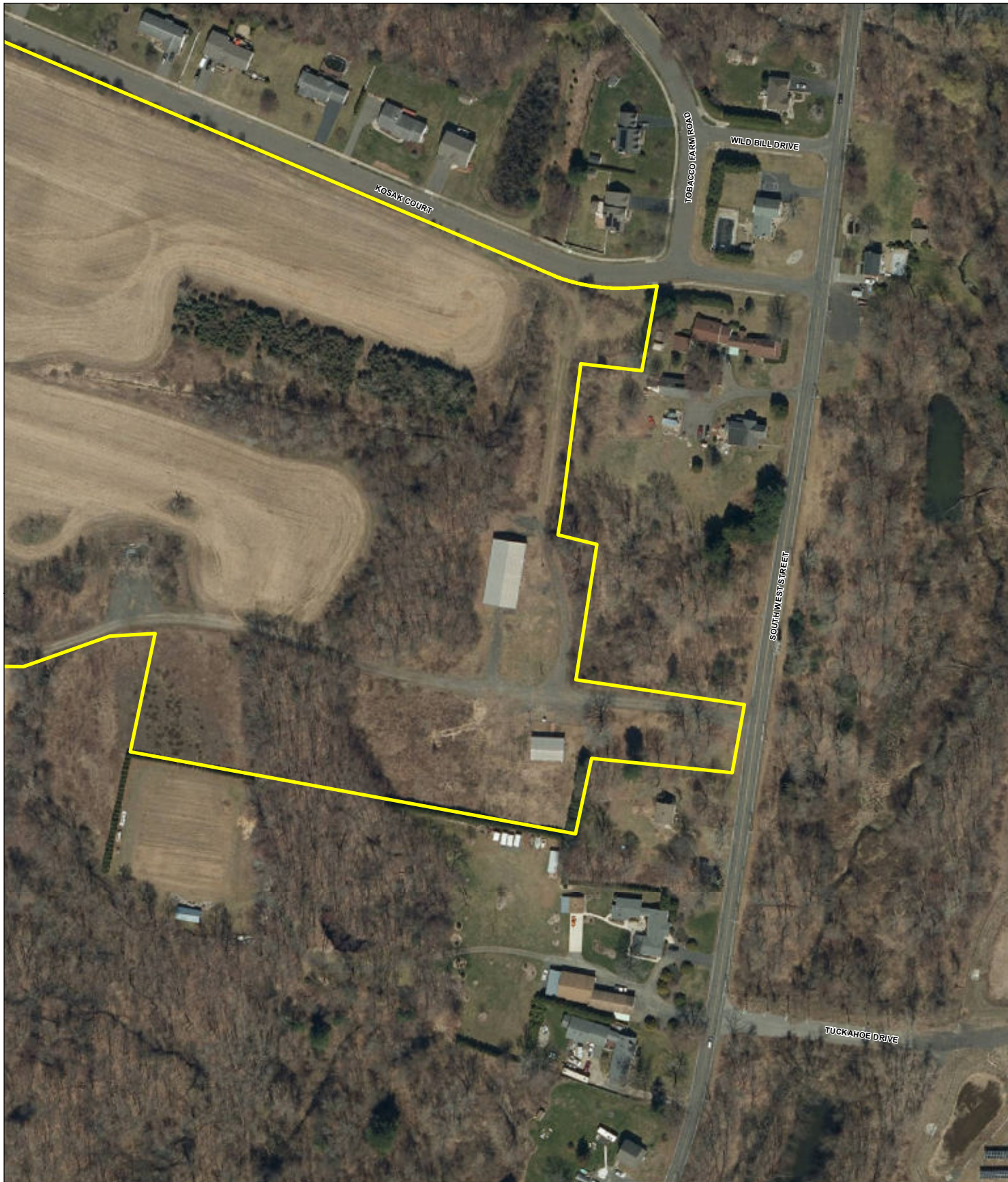
EVERSOURCE

Figure 1 - Site Location
Boglich Farm
Show-Up Facility
Agawam, Massachusetts

May 2024

Tighe & Bond

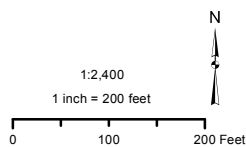




Legend

Property Boundary

Based on MassGIS Color Orthophotography (2023)

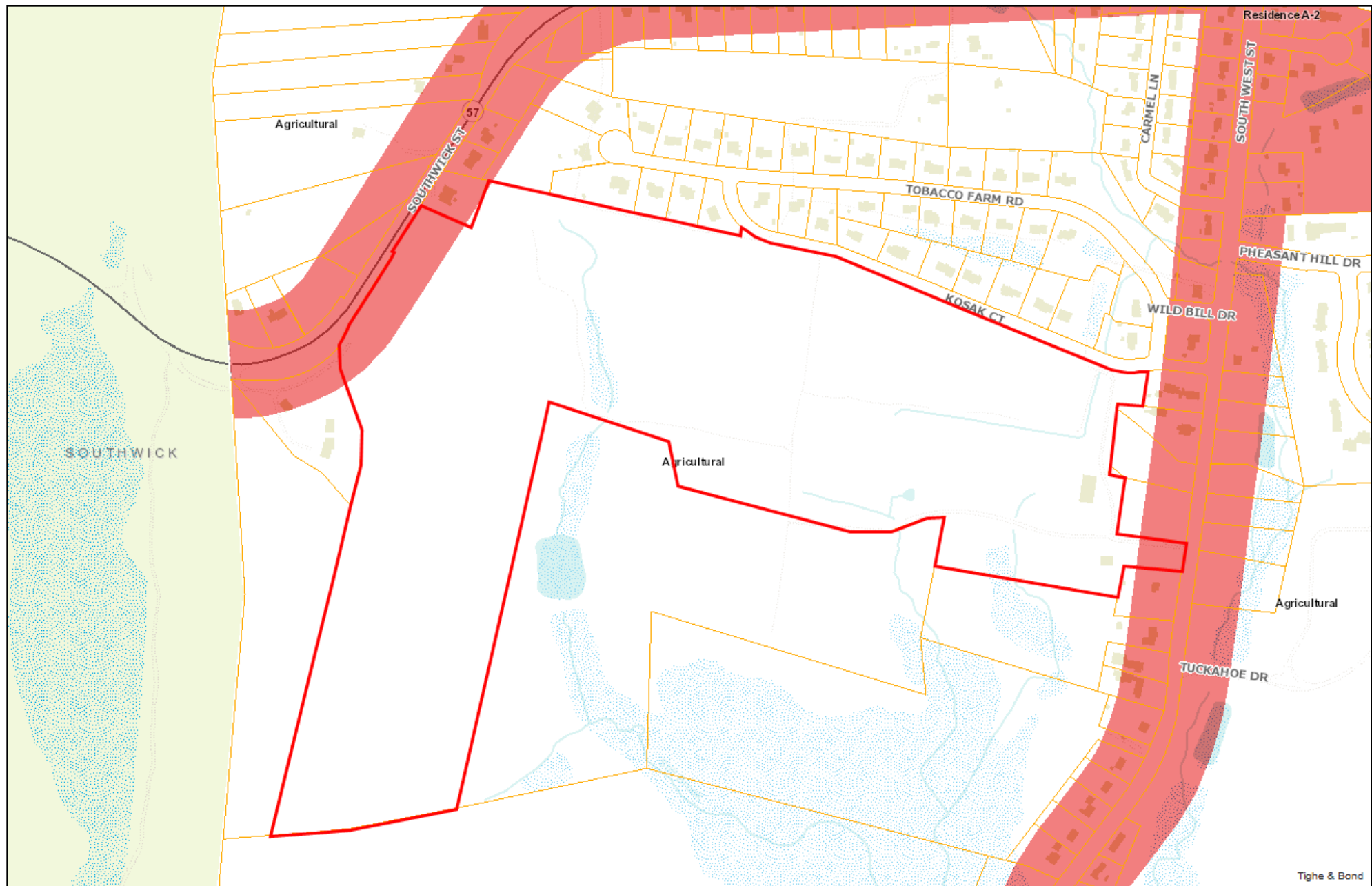


EVERSOURCE

Figure 3 - Orthophotograph
Boglich Farm
Show-Up Facility
Agawam, Massachusetts

May 2024

Tighe & Bond



The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

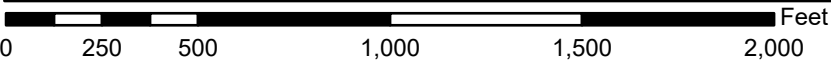
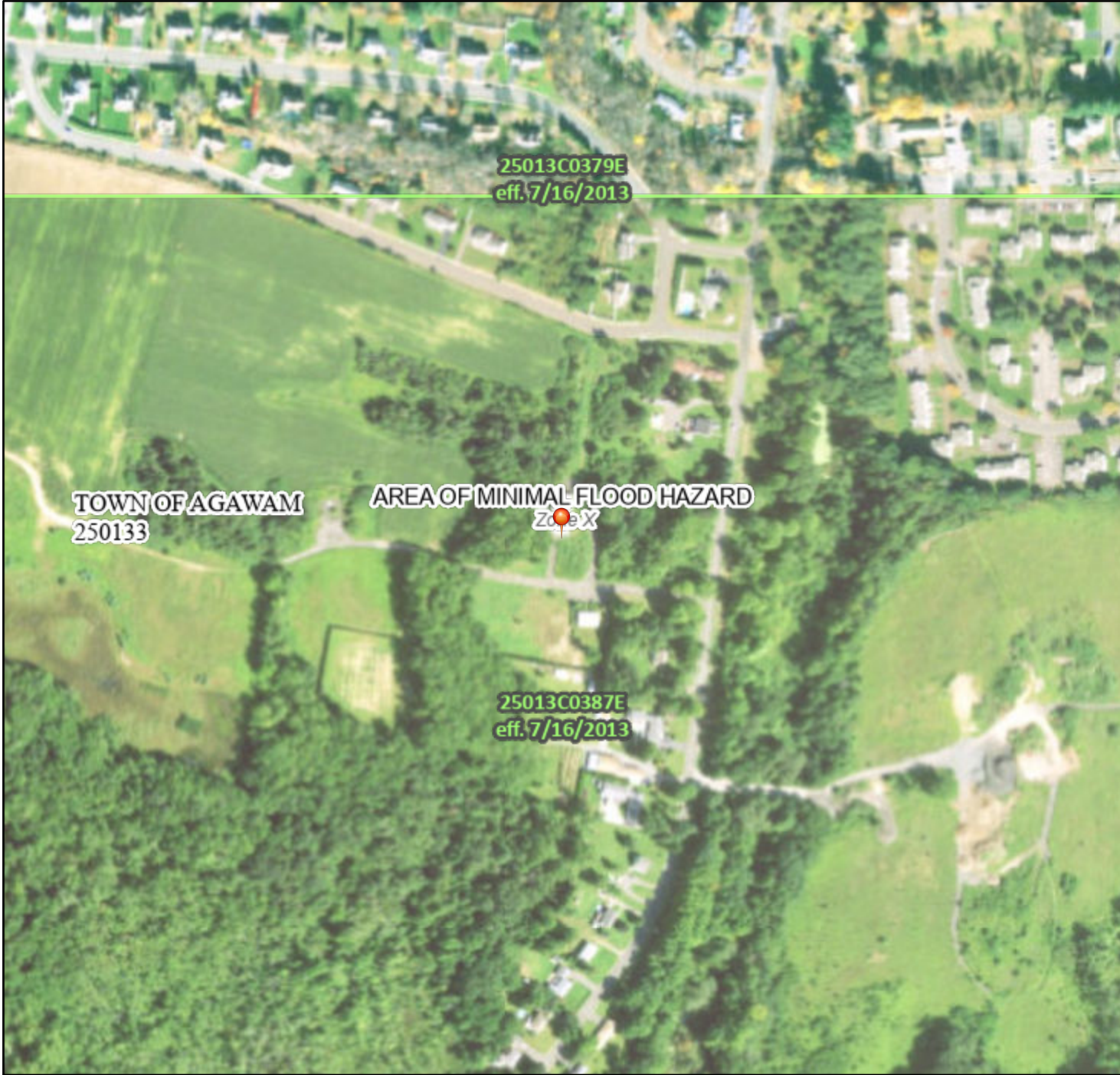
8/15/2023 1:42:36 PM
Scale: 1"=500'
Scale is approximate



National Flood Hazard Layer FIRMMette



72°42'4"W 42°3'50"N



1:6,000

72°41'27"W 42°3'23"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/10/2024 at 1:51 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX C



The Commonwealth of Massachusetts
Town of Agawam
Inspection Services - Building Department
1000 Suffield Street, Agawam MA 01001 – (413) 821-0632

OFFICE ONLY
RECEIVED & FILED
INSPECTION SERVICES
SEP 29 2023
TOWN OF AGAWAM

Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.
For digital submissions, please confirm receipt. A complete application will be processed within 30 days.
The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION

a. Street Address	180 South West Street	b. Zoning District	Agricultural/Residential A-2
c. Assessor's Map	B8_1	d. Lot(s)	2
e. Registry of Deeds Book	18054	f. Page	352
g. Overlay Districts	☐ Historic Preservation ☐ Mixed-Use Business C		
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site			

2) APPLICANT & OWNER INFORMATION

a. Applicant Name	John Ivanisin	b. Applicant Phone	860-462-7092
c. Applicant Email	john.ivanisin@eversource.com		
d. Applicant Mailing Address	PO Box 270 Hartford, CT 06141		
e. Applicant Relationship to Property	☐ Owner ☒ Agent ☐ Other:		
f. Representative Name (if any)	Tracy Adamski	g. Rep. Phone	413-572-3256
h. Rep. Email	tjadamski@tighebond.com		
i. Owner Mailing Address	PO Box 270 Hartford, CT 06141		
j. Owner Name (if different)	Western Mass Electric CO Eversource Energy	k. Owner Phone	860-462-7092
l. Owner Email	john.ivanisin@eversource.com		
m. Owner Mailing Address	PO Box 270 Hartford, CT 06141		

3) PROJECT & SITE DETAILS

NOTE: Any omission of requested information may result in an INCOMPLETE determination

	Existing		Proposed		-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
			☐ No changes to building, site or lot			
a. Lot Size	80.12	SF	80.12	SF	LOT SIZE	☐
b. Frontage	105	FT	105	FT	FRONTAGE	☐
c. Front Lot Line	250	FT	250	FT	FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT 410	R: 105 FT	L: 410 FT	R: 105 FT	SIDE SB	☐
e. Rear Lot Line	2,455	FT	2,455	FT	REAR SB	☐
f. Building Height	25	FT	25	FT	BLDG HT	☐
g. Total BLDG/Res Area	8,304	SF	8,304	SF	AREA LIM	☐
h. BLDG Coverage (Footprint)	8,304	SF 0.24 % of lot	8,304	SF 0.24 % of lot	LOT COVER	☐
i. Impervious Coverage	8,304	SF 0.24 % of lot	8,304	SF 0.24 % of lot	IMPERVIOUS	☐
j. Parking/Loading Spaces	P: 12	L:	P: 12	L:	PARKING	☐
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV	☐
l. Signs (Size & Type)	x	T:	x	T:	SIGNS	☐
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:		
n. Wetland Area	46,138	SF	46,138	SF		
o. Utility Services	☒ Town Water ☐ Town Sewer		☒ Town Water ☐ Town Sewer		NON-CONFORMING USE ☐	

p. Current Use of Property	Vacant
q. Proposed Use of Property	Show-Up Site
r. Project Description	
Eversource is proposing to make minimal changes to the site to use it as a "show-up" facility. Building 1 is proposed to be used as an indoor meeting space and comfort station. Building 2, the existing warehouse, will be used to park up to 12 Eversource trucks inside. A new gravel laydown area is proposed.	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, CONSERVATION COMMISSION review is required.	☒ Yes ☐ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u>: [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☒ Yes ☐ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☒ Yes ☐ No

4) CERTIFICATION	
This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments.	
Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.	
Signature	Date 9/28/2023
☐ Applicant ☒ Applicant's Representative	

ZONING DETERMINATION - OFFICE USE ONLY			
☐ Approved ☒ Denied:	☒ The proposed use is not permitted in the subject zoning district ☐ Only permissible with variance relief from the Zoning Board of Appeals		
☒ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
# 180-11-(S.P)	☐ Building Permit(s)	☒ Special Permit(s)	☒ Planning Board
# 180-13-B	☐ Electrical Permit(s)	☒ Site Plan Review	☒ Board of Appeals
Site Plan	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council
Town Building Official	Issue Date		
	9/29/2023		

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022

APPENDIX D

This Document was prepared by:

O'Connell, Flaherty & Attmore, LLC
1350 Main Street
Springfield, MA 01103

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-02-2009 @ 11:55am
Ct1#: 442 Doc#: 73445
Fee: \$12,654.00 Cons: \$2,775,000.00

After Recording Please Return to:

This space reserved for recording purposes

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that ARTHUR P. BOGLISCH & SONS, INC., a Connecticut corporation registered to do business in the Commonwealth of Massachusetts, with an office in the Town of Windsor Locks, Hartford County, and State of Connecticut, for consideration paid, and in full consideration of TWO MILLION SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$2,775,000.00), grant to WESTERN MASSACHUSETTS ELECTRIC COMPANY, a Massachusetts corporation, with an office, in the City of Springfield, Hampden County, and Commonwealth of Massachusetts *at one Federal Street, Building 111-4*

WITH QUITCLAIM COVENANTS:

A certain piece or parcel of land with the buildings and improvements thereon, situated in the Town of Agawam, and County of Hampden, and State of Massachusetts, shown as "115.48267± Acres" on a plan entitled "Arthur P. Boglisch & Sons, Inc. Property Survey" dated August 2009, prepared by Vanasse Hangen Brustlin, Inc. and recorded in the Hampden County Registry of Deeds in Book of Plans 356, Page 28, said parcel being more particularly described on Schedule A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by Deed recorded in Book 5042, Page 249 and by Deed recorded in Book 8792, Page 307.

~~The sale of the premises described upon Exhibit A does not constitute a sale of all or substantially all of the Grantor's assets in the Commonwealth of Massachusetts~~
IN WITNESS WHEREOF, the said ARTHUR P. BOGLISCH & SONS, INC. has caused these presents to be signed, acknowledged and delivered in its name and behalf by JEFFREY P. BOGLISCH, ITS PRESIDENT and GLENN BOGLISCH, ITS TREASURER this 2nd day of November, 2009.

ARTHUR P. BOGLISCH & SONS, INC.,

Witness

Witness

JEFFREY P. BOGLISCH, PRESIDENT

GLENN BOGLISCH, TREASURER

Southwest Street and Southwick Street, Agawam, Massachusetts

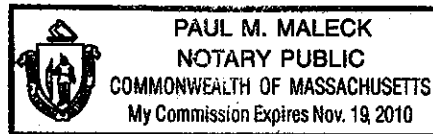
STATE OF MASSACHUSETTS :

: SS.

November 2, 2009

COUNTY OF HAMPDEN :

Then personally appeared the above named JEFFREY P. BOGLISCH, PRESIDENT of ARTHUR P. BOGLISCH & SONS, INC., who proved to me through satisfactory evidence of identification, which was [] driver's license or [☒] personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of said corporation, before me,



A handwritten signature in cursive script, appearing to read "Paul M. Maleck", written over a horizontal line.

Notary Public

My Commission Expires:

STATE OF MASSACHUSETTS :

: SS.

November 2, 2009

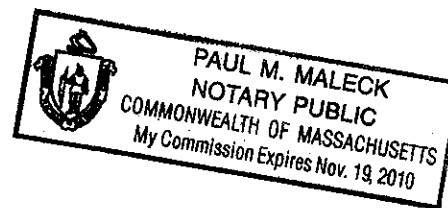
COUNTY OF HAMPDEN :

Then personally appeared the above named GLENN BOGLISCH, TREASURER of ARTHUR P. BOGLISCH & SONS, INC., who proved to me through satisfactory evidence of identification, which was [] driver's license or [☒] personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of said corporation, before me,

A handwritten signature in cursive script, appearing to read "Paul M. Maleck", written over a horizontal line.

Notary Public

My Commission Expires:



Schedule A

Beginning at a point, said point being on the southerly side of Kosak Court being a rebar set with brass cap at the northwesterly corner of land Now or Formerly Lisa Mackechnie:

Thence S 10°15'20" W bounded easterly by land Now or Formerly Lisa Mackechnie a distance of 131.09' to a point;

Thence N 82°26'10" W bounded southerly by land Now or Formerly George E. Reed, Jr. a distance of 94.31' to a point;

Thence S 07°33'48" W bounded easterly by land Now or Formerly George E. Reed and land Now or Formerly the Commonwealth of Massachusetts, in part by each a distance of 263.85' to a point;

Thence S 76°15'30" E bounded northerly by land Now or Formerly the Commonwealth of Massachusetts a distance of 58.76' to a rebar with brass cap set;

Thence S 08°29'11" W bounded easterly by land Now or Formerly the Commonwealth of Massachusetts a distance of 208.58' to a 1" pipe;

Thence S 81°30'49" E bounded northerly by land Now or Formerly the Commonwealth of Massachusetts a distance of 260.00' to a rebar with brass cap set;

Thence S 08°17'41" W along the westerly side of Southwest Street a distance of 105.00' to a point;

Thence N 84°18'11" W bounded southerly by land Now or Formerly Naida King ET AL a distance of 213.59' to a concrete monument;

Thence S 11°47'16" W bounded easterly by land Now or Formerly Naida King ET AL, land Now or Formerly Dale T. Boglisch & Sandra L. Boglisch, in part by each a distance of 373.44' to a point;

Thence S 12°01'41" W bounded easterly by land Now or Formerly Guy R. St. Pierre & Raquel St. Pierre a distance of 100.48' to a concrete monument;

Thence N 72°34'26" W bounded southerly by land Now or Formerly The South Street Realty C/O James S. Hwang a distance of 698.10' to a concrete monument;

Thence S 04°52'37" E bounded easterly by land Now or Formerly The South Street Realty C/O James S. Hwang a distance of 214.66' to a concrete monument;

Thence N 72°11'47" W bounded southerly by land Now or Formerly The South Street Realty C/O James S. Hwang a distance of 1070.40' to a concrete monument;

Thence S 02°13'57" W bounded easterly by land Now or Formerly The South Street Realty C/O James S. Hwang a distance of 582.65' to a 1" pipe;

Thence S 79°04'29" W bounded southerly by land Now or Formerly John S. Lane & Son, Inc. a distance of 724.70' to a rebar with brass cap set;

Thence S 80°03'57" W bounded southerly by land Now or Formerly John S. Lane & Son, Inc. a distance of 402.93' to a rebar with brass cap set;

Thence S 83°58'54" W bounded southerly by land Now or Formerly John S. Lane & Son, Inc. a distance of 87.31' to a concrete monument;

Thence S 86°39'20" W bounded southerly by land Now or Formerly John S. Lane & Son, Inc. a distance of 209.49' to a rebar with brass cap set;

Thence N 14°34'03" E bounded westerly by land Now or Formerly Mark D. Olson & Nancy M. Olson a distance of 1413.09' to a 1" pipe;

Thence N 02°59'33" E bounded westerly by land Now or Formerly Mark D. Olson & Nancy M. Olson a distance of 130.00' to a rebar with brass cap set;

Thence N 19°20'50" W bounded westerly by land Now or Formerly Mark D. Olson & Nancy M. Olson a distance of 238.49' to concrete monument;

Thence N 01°32'59" W bounded westerly by land Now or Formerly Mark D. Olson & Nancy M. Olson a distance of 91.16' to concrete monument;

Thence along a curve along the easterly side of Southwick Street (Route 57) curving to the left, with an arc length of 80.73', a radius of 311.05', a tangent of 40.59', an included angle of 14°52'13", and a chord of 80.50' with a bearing of N 27°45'09" E to a point;

Thence N 21°36'06" E along the easterly side of Southwick Street (Route 57) a distance of 6.91' to a point;

Thence N 33°22'52" E along the easterly side of Southwick Street (Route 57) a distance of 312.24' to a point;

Thence N 56°37'08" W along the easterly side of Southwick Street (Route 57) a distance of 10.00' to a concrete monument;

Thence N 33°22'52" E along the easterly side of Southwick Street (Route 57) a distance of 199.11' to a point;

Thence S 81°41'00" E bounded northerly by land Now or Formerly Nikolay Dipon a distance of 137.32' to a point;

Thence N 13°34'30" E bounded westerly by land Now or Nikolay Dipon a distance of 132.00' to a rebar with brass cap set;

Thence S 76°49'00" E bounded northerly by land Now or Formerly Susan A. Mirski & Michael A. Mirski, land Now or formerly Rudolph Piotrowski & Karen A. Piotrowski, land Now or Formerly James H. Barton & Deborah A. Barton, land Now or Formerly Gerard S. Satkowski & Carol A. Satkowski, land Now or Formerly Brian M. Kane and land Now or Formerly Michael A. Tami & Marsha J. Tami, in part by each a distance of 1044.70' to a point;

Thence N 13°10'30" E bounded westerly by land Now or Formerly Michael A. Tami & Marsha J. Tami a distance of 31.25' to a pin;

Thence along a curve along the southerly side of Kosak Court curving to the left, with an arc length of 120.00', a radius of 225.00', a tangent of 61.46', an included angle of 30°33'27", and a chord of 118.58' with a bearing of S 61°32'16" E to a concrete monument;

Thence S 76°49'00" E along the southerly side of Kosak Court a distance of 249.71' to a point;

Thence S 67°00'00" E along the southerly side of Kosak Court a distance of 1085.60' to a concrete monument;

Thence along a curve along the southerly side of Kosak Court curving to the left, with an arc length of 124.24', a radius of 250.00', a tangent of 63.43', an included angle of 28°28'25", and a chord of 122.97' with a bearing of S 81°14'12" E to a concrete monument;

Thence N 84°31'35" E along the southerly side of Kosak Court a distance of 34.13' to a rebar with brass cap set to the point of beginning.

Containing approximately 5,030,425 square feet (115.48267 acres).

Subject to easement rights granted by William Smith to Quinnehtuk Company dated February 2, 1932 and recorded with the Hampden County Registry of Deeds in Book 1511, Page 471.

Subject to easement rights granted by Nelson King to Quinnehtuk Company dated January 18, 1932 and recorded as aforesaid in Book 1513, Page 113.

Subject to terms of a Boundary Line Agreement dated February 7, 1975 in Book 4109, Page 303. See deed from Louis Richards, et ux to Tobacco Farms, Inc. dated February 10, 1975 in Book 4109, Page 307, and deed from Tobacco Farms, Inc. to Louis Richard, et ux dated February 10, 1975 in Book 4109, Page 309, all as shown on Plans 157, Pages 28 and 29.

Subject to the terms of an Easement Agreement and Deed dated July 9, 1993 in Book 8491, Page 515, and dated February 17, 1994 in Book 8782, Page 307.

Subject to an Agricultural/Horticultural Land Tax Lien issued by the Town of Agawam dated June 9, 1994 and recorded as aforesaid in Book 8872, Page 340.

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

APPENDIX E

Parcel ID	Owner	Owner Address	Owner City	Owner State	Owner Zip	Address
1 B9 2 23	ADHIKARI TARA N	143 KOSAK CT	FEEDING HILLS	MA		1030 143 KOSAK CT
2 B8 2 3	BERKSHIRE OMEGA CORP	PO BOX 421	PITTSFIELD	MA		1201 74 KOSAK CT
3 B9 2 34	BETOURNAY ALAN	134 TOBACCO FARM RD	FEEDING HILLS	MA		1030 134 TOBACCO FARM RD
4 C8 1 1	BOGLISCH DALE T	202 SOUTH WEST ST	FEEDING HILLS	MA	01030 1053	202 SOUTH WEST ST
5 C7 1 5	BOGLISCH DALE T	202 SOUTH WEST ST	FEEDING HILLS	MA	01030 1053	SOUTH WEST ST
6 B9 2 30	BREAULT MICHAEL J	174 TOBACCO FARM RD	FEEDING HILLS	MA		1030 174 TOBACCO FARM RD
7 C8 4 11	CLAPP ROBERT W L/E	100 SOUTH WEST ST	FEEDING HILLS	MA		1030 100 SOUTH WEST ST
8 B9 3 4	CLARK ROGER A	104 KOSAK CT	FEEDING HILLS	MA		1030 104 KOSAK CT
9 C8 5 3	COLLINS CHARLENE M	5 TOBACCO FARM RD	FEEDING HILLS	MA		1030 5 TOBACCO FARM RD
10 A9 1 2	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	610 SOUTHWICK ST
11 A9 1 1	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	632 SOUTHWICK ST
12 A8 1 2	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	650 SOUTHWICK ST
13 C8 2 11	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	123 SOUTH WEST ST
14 C8 2 12	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	137 SOUTH WEST ST
15 C8 2 13	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	141 SOUTH WEST ST
16 C8 1 10	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	SOUTH WEST ST
17 C8 2 14	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	157 SOUTH WEST ST
18 C8 1 3	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	170 SOUTH WEST ST
19 C8 2 15	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	165 SOUTH WEST ST
20 C8 2 16	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	173 SOUTH WEST ST
21 C8 2 17	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	187 SOUTH WEST ST
22 C8 1 4	COMMONWEALTH OF MASS.	10 PARK PLAZA	BOSTON	MA	02116 3973	SOUTH WEST ST
23 B9 3 6	CONCHIERI MICHAEL P	103 TOBACCO FARM RD	FEEDING HILLS	MA		1030 103 TOBACCO FARM RD
24 B8 2 4	CRESSOTTI JEAN A	64 KOSAK CT	FEEDING HILLS	MA		1030 64 KOSAK CT
25 B9 2 20	DIGIACOMO CRAIG	593 SOUTHWICK ST	FEEDING HILLS	MA		1030 593 SOUTHWICK ST
26 B9 2 19	DIPON NIKOLAY	605 SOUTHWICK ST	FEEDING HILLS	MA		1030 605 SOUTHWICK ST
27 B9 3 1	DONOVAN MICHAEL J JR	144 KOSAK CT	FEEDING HILLS	MA		1030 144 KOSAK CT
28 B9 2 31	DUSSAULT DAVID B	164 TOBACCO FARM RD	FEEDING HILLS	MA		1030 164 TOBACCO FARM RD
29 B9 2 35	FRAZEE JEFFRY S	124 TOBACCO FARM RD	FEEDING HILLS	MA		1030 124 TOBACCO FARM RD
30 C8 5 2	GRANT HARRISON L	17 TOBACCO FARM RD	FEEDING HILLS	MA		1030 17 TOBACCO FARM RD
31 B9 3 3	HAMEL LEO J	120 KOSAK CT	FEEDING HILLS	MA	01030 1838	120 KOSAK CT
32 B7 1 5	HWANG JAMES S	5 JONQUIL LN	LONGMEADOW	MA		1106 SOUTH WEST ST
33 B8 2 1	JACK LLOYD E	96 KOSAK CT	FEEDING HILLS	MA		1030 96 KOSAK CT
34 B7 1 1	JOHN S LANE + SON INCORPORATED	311 EAST MOUNTAIN ROAD	WESTFIELD	MA	01085 1841	SOUTH WEST ST
35 C8 5 5	KEHOE ROSAMARIA	40 KOSAK CT	FEEDING HILLS	MA		1030 40 KOSAK CT
36 B9 2 26	KIEFFER JOHN A	181 TOBACCO FARM RD	FEEDING HILLS	MA		1030 181 TOBACCO FARM RD
37 C8 1 2	KING ARTHUR G	188 SOUTH WEST ST	FEEDING HILLS	MA		1030 188 SOUTH WEST ST
38 B9 3 10	KRESOCK-INGENOHL DENISE M	63 TOBACCO FARM RD	FEEDING HILLS	MA		1030 63 TOBACCO FARM RD
39 B9 2 22	KUDLIC JOHN G	17 NORTH WEST ST	FEEDING HILLS	MA		1030 LOT D SOUTHWICK ST
40 C8 2 10	LAREAU ROBERT	115 SOUTH WEST ST	FEEDING HILLS	MA	01030 1052	115 SOUTH WEST ST
41 B9 3 9	LINARES JOSE M	73 TOBACCO FARM RD	FEEDING HILLS	MA		1030 73 TOBACCO FARM RD
42 C8 1 9	MACKECHNIE LISA A	PO BOX 486	FEEDING HILLS	MA	01030 0486	132 SOUTH WEST ST
43 C8 1 8	MIRSKI MICHAEL A	114 SOUTH WEST ST	FEEDING HILLS	MA		1030 114 SOUTH WEST ST
44 B9 3 5	O'CONNOR MICHAEL T	113 TOBACCO FARM RD	FEEDING HILLS	MA	01030 1253	113 TOBACCO FARM RD
45 A8 2 1	OLSON MARK D	PO BOX 301	FEEDING HILLS	MA	01030 0301	675 SOUTHWICK ST
46 A8 2 2	OLSON MARK D	PO BOX 301	FEEDING HILLS	MA	01030 0301	SOUTHWICK ST

Parcel ID	Owner	Owner Address	Owner City	Owner State	Owner Zip	Address
47 B9 3 8	OWENS DAVID C L/E	83 TOBACCO FARM RD	FEEDING HILLS	MA		1030 83 TOBACCO FARM RD
48 A8 1 1	PARISIEN DONALD	662 SOUTHWICK ST	FEEDING HILLS	MA	01030 1081	662 SOUTHWICK ST
49 A8 1 3	PARISIEN DONALD	662 SOUTHWICK ST	FEEDING HILLS	MA	01030 1081	SOUTHWICK ST
50 B9 2 21	PEDERZANI LANNETTE	583 SOUTHWICK ST	FEEDING HILLS	MA		1030 583 SOUTHWICK ST
51 B9 2 29	PERYEU PIOTR	184 TOBACCO FARM RD	FEEDING HILLS	MA		1030 184 TOBACCO FARM RD
52 B9 2 27	PIOTROWSKI RUDOLPH	191 TOBACCO FARM RD	FEEDING HILLS	MA		1030 191 TOBACCO FARM RD
53 C8 5 1	PROGULSKE BRITTANY M	53 TOBACCO FARM RD	FEEDING HILLS	MA		1030 53 TOBACCO FARM RD
54 A9 1 3	PROGULSKE DONALD A	592 SOUTHWICK ST	FEEDING HILLS	MA	01030 0422	592 SOUTHWICK ST
55 B9 3 2	RAINVILLE JUSTIN E	129 TOBACCO FARM RD	FEEDING HILLS	MA		1030 129 TOBACCO FARM RD
56 C8 1 5	REED JR GEORGE E	142 SOUTH WEST ST	FEEDING HILLS	MA		1030 142 SOUTH WEST ST
57 B9 2 33	RUSSO FERNANDO	142 TOBACCO FARM RD	FEEDING HILLS	MA		1030 142 TOBACCO FARM RD
58 B9 2 25	SATKOWSKI GERARD S	171 TOBACCO FARM RD	FEEDING HILLS	MA	01030 1063	171 TOBACCO FARM RD
59 B9 3 7	SCHERPA CHLOE	93 TOBACCO FARM RD	FEEDING HILLS	MA		1030 93 TOBACCO FARM RD
60 C9 1 12	SCHWARZ WILLIAM J III	56 TOBACCO FARM RD	FEEDING HILLS	MA		1030 56 TOBACCO FARM RD
61 B8 2 2	SIMARD CHRISTINE R	84 KOZAK CT	FEEDING HILLS	MA		1030 84 KOSAK CT
62 C7 1 4	ST PIERRE GUY R	244 SOUTH WEST ST	FEEDING HILLS	MA		1030 244 SOUTH WEST ST
63 B8 2 5	STOLAR RICHARD C TR	54 KOSAK CT	FEEDING HILLS	MA		1030 54 KOSAK CT
64 B9 2 24	TAYLOR MAUREEN J	161 TOBACCO FARM RD	FEEDING HILLS	MA		1030 161 TOBACCO FARM RD
65 C7 2 4	TOWN OF AGAWAM	36 MAIN ST	AGAWAM	MA	01001 1837	38 TUCKAHOE DR
66 B9 2 28	WARD GREGORY L	C/O ELFA WARD	WEST HARTFORD	CT		6119 194 TOBACCO FARM RD
67 B8 1 2	WESTERN MASS ELECTRIC CO EVERSOURCE ENERGY	PO BOX 270	HARTFORD	CT		6141 SOUTH WEST ST
68 C8 1 7	WESTERN MASS ELECTRIC CO EVERSOURCE ENERGY	PO BOX 270	HARTFORD	CT		6141 180 SOUTH WEST ST
69 B9 2 32	WYMAN KEVIN M	154 TOBACCO FARM RD	AGAWAM	MA		1001 154 TOBACCO FARM RD
70 071_005	AGAWAM BOWMAN INC	PO BOX 122	AGAWAM	MA		1001 309 FEEDING HILLS RD

APPENDIX F

Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglish Farms "Show-Up" Site

Site: Agawam, MA



Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglish Farms "Show-Up" Site

Site: Agawam, MA



Appendix F - Photographic Log

Client: Eversource Energy	Job Number: E-5034-211
Boglich Farms "Show-Up" Site	
Site: Agawam, MA	

Photograph No.: 5	Date: 07-12-2023	Direction Taken: North
Description: Inside of Building 2 that would be used as a storage garage.		
		

Photograph No.: 6	Date: 07-12-2023	Direction Taken: South
Description: Gravel driveway and backdoor of Building 2 that would be used as a storage garage.		
		

Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglish Farms "Show-Up" Site

Site: Agawam, MA

Photograph No.: 7	Date: 07-12-2023	Direction Taken: West
Description: Gravel driveway and side door of Building 2, which would be used as a storage garage. The surrounding lawn would be cut back and maintained. 		





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

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

February 18, 2025

To: Office of Planning and Community Development:

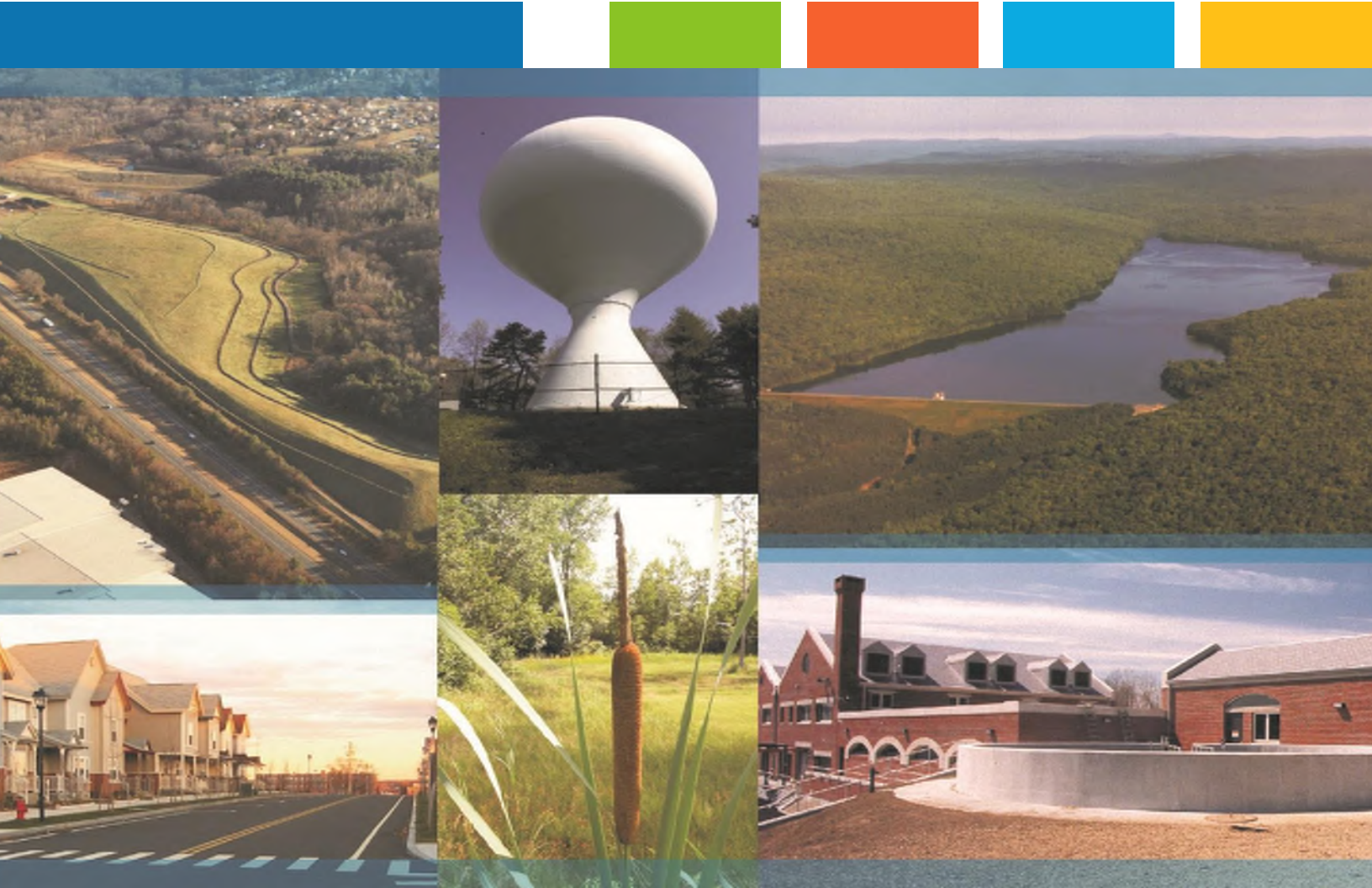
Re: Zoning Board of Appeals Case #2021- Review Comments- 180 South West Street;

Inspection Services has no zoning issues or concerns at this time for the above referenced address.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



Eversource Energy Show-Up Facility Project
180 South West Street
Agawam, Massachusetts

SPECIAL PERMIT APPLICATION

Western Massachusetts Electric
Company dba Eversource Energy

January 2025

Tighe&Bond

E-5034-211
January 27, 2024

Doreen Prouty, Chairperson
Town of Agawam Zoning Board of Appeals
Public Works Municipal Annex
1000 Suffield Street
Agawam, MA 01001

Re: **Eversource Energy Proposed Show-Up Facility**
180 South West Street
Agawam, Massachusetts

Dear Chairperson Prouty and Members of the Zoning Board of Appeals:

On behalf of the Western Massachusetts Electric Company dba the Eversource Energy Company (Eversource or the Applicant), Tighe & Bond respectfully submits the attached Special Permit application for the reuse of the former Boglisch Farm property and buildings located at 180 South West Street in Agawam.

The property is within the Agricultural Zoning District and is currently unoccupied. There are two existing buildings on-site. Building 1 is a 3,304 square foot structure located to the south, adjacent to the entrance driveway. Building 2 is an approximately 5,000 square foot prefabricated 'Butler building' located to the north of Building 1. There is an existing gravel drive from South West Street that connects the two buildings and a gravel parking area in front of Building 1.

Eversource intends to use the property as a "show-up facility" where company vehicles are stored and employees pick up their company vehicles in the morning and return at the end of the workday. The proposed work includes internal renovations of the buildings, repair of the existing gravel driveways, and construction of a gravel lay-down area and stormwater management improvements. Building 1 is proposed to be used as an indoor meeting space and comfort station for employees and Building 2, an existing warehouse, is proposed to be used to store up to 4 Eversource vehicles inside. The internal renovations of Building 2 include the replacement of the concrete floor and the installation of a floor drain, oil/water separator, and a tight tank to support the vehicle storage. The existing utility services for both buildings will be re-used.

A zoning determination was issued by the Agawam Building Inspector in September 2023 that indicated that Site Plan Approval from the Planning Board and a Special Permit from the Zoning Board of Appeals are required for the intended use of the property.

Three (3) hard copies of the Special Permit application package are enclosed, which include:

- Reduced (11" x 17") copies of the Site Plans
- Figures
- Prior Zoning Determination dated September 29, 2023
- Property Deed
- Abutters List obtained from the Town of Agawam Assessors Office
- Site Photos

Nineteen (19) large (22" x 34") copies of the site plans are also included with this submission for distribution to members of the Zoning Board of Appeals and municipal boards for review. An electronic copy of the application is being submitted under separate email.

We look forward to meeting with the Zoning Board of Appeals at the next public meeting. Should you have any questions or require any additional information, please contact Timothy Grace by phone at 413-572-3278 or by email at TJGrace@TigheBond.com or Tracy Adamski by phone at 413-572-3256 or by email at TJAdamski@TigheBond.com.

Very truly yours,

TIGHE & BOND, INC.



Tracy Adamski, AICP
Vice President



Timothy Grace, PE
Senior Engineer

\\\\tighebond.com\\data\\Data\\Projects\\E\\E5034 Eversource L&P 2019\\211 - Boglisch Farm\\Permitting\\Site Plan & Special Permit\\Draft\\1. Cover Letter.docx



TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #: _____
Filed: _____
Hearing: _____
Expires: _____

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Western Massachusetts Electric Company dba the Eversource Energy Company

Address PO Box 270 Hartford, CT 06141

Application is hereby made for a SPECIAL PERMIT as provided by Section 180, Paragraph 43 (A.) of the By-law.

Premises affected are situated on South West Street; 2,200 feet distant from the corner of Southwick (RT57) Street and known as street number 180.
Property is zoned as Agricultural (AG) / Residential A-2.

Reason(s) for request of Special Permit:

A special permit is being requested for the proposed change in use of the property located at 180 South West Street. The subject parcel (Parcel B8-1-2; 80.12 acres) is mostly zoned as Agricultural except for the A-2 Residential district that extends 200 feet into the eastern edge of the property from South West Street.

Eversource intends to use the property as a "show-up facility" where company vehicles are stored and employees pick up their company vehicles in the morning and return at the end of the workday. The proposed work at the site includes interior building renovations, repair of the existing gravel driveway, installation of a gravel laydown area, and stormwater management improvements.

Signature of owner or his authorized agent: _____

Telephone #: 860-462-7092

John Ivanisin

Supervisor, Facilities
EVERSOURCE ENERGY

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN

Application for Special Permit**Section 1 Introduction****Section 2 Project Description**

2.1	Existing Conditions	2-1
2.1.1	Existing Utilities, Structures, and Gravel Area	2-1
2.1.2	Zoning	2-1
2.1.3	Environmental Resources	2-1
2.1.4	Floodplain Management	2-2
2.2	Proposed Changes	2-2
2.2.1	Renovations to Existing Structures	2-2
2.2.2	Regrading and Expansion of Gravel Area	2-2
2.2.3	Stormwater Management	2-2

Section 3 Compliance with Zoning Regulations

3.1	Special Permit Requirements	3-1
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Appendices

Appendix A – Site Plans

Appendix B – Figures

Appendix C – Zoning Determination

Appendix D – Copy of Deed

Appendix E – Abutters Information

Appendix F – Site Photos

Appendix G – Site Plan Approval Letter

\\Tighebond.com\data\Data\Projects\E\E5034 Eversource L&P 2019\211 - Boglisch
Farm\Permitting\Site Plan\Draft\3. Site Plan Narrative.docx

Section 1

Introduction

On behalf of Eversource Energy (the Applicant), Tighe & Bond is submitting this Special Permit application to the Agawam Zoning Board of Appeals. The applicant intends to use the property as a "show-up facility" where company vehicles are stored and employees pick up their company vehicles in the morning and return at the end of the workday. The proposed work at the Project Site includes interior building renovations, repair of the existing gravel driveway, the installation of a gravel laydown area, and stormwater management improvements.

Proposed renovations and site improvements are anticipated to be implemented in 2025.

This application package includes:

- The completed application form
- Large (22" x 34") and reduced (11" x 17") copies of the Site Plans
- Site Figures
- Property Deed
- An abutters list obtained from the Town of Agawam Assessors Office of property owners for all parcels of land within 300 feet of the subject parcel
- Site Photos

It is our understanding that the Town will undertake the necessary abutter notification and legal advertisement for a public hearing.

Section 2

Project Description

2.1 Existing Conditions

The subject parcel (Parcel B8-1-2; 80.12 acres; herein referred to as the Project Site) is located at 180 South West Street and is mostly zoned as Agricultural except for the A-2 Residential district that extends 200 feet into the eastern edge of the property from South West Street.

The Project Site is owned by the Applicant, and is bordered by the Boglish Tree Farm Conservation Area to the south, Southwick Street (Route 57) to the west, and is bordered by residential developments to the north and east. The Project Site is accessed by a gravel driveway from South West Street.

Sheet C-101 of the Site Plans in Attachment A shows the existing conditions of the Project Site including resource areas.

2.1.1 Existing Utilities, Structures, and Gravel Area

There are two existing buildings on-site and a gravel access drive between them. Building 1 is a 3,304 square foot structure with an open room and a restroom located to the south. Building 2 is an approximately 5,000 square foot prefabricated 'Butler building' located to the north of Building 1. There is an existing gravel driveway from South West Street that connects the two buildings and a gravel parking area in front of Building 1. The grass areas around the site are currently overgrown with vegetation as they have not been recently maintained.

This parcel is currently unoccupied. The Project Site is served by municipal water and an on-site private septic system. There are several utility poles that provide electrical service to the buildings and outside lighting.

2.1.2 Zoning

The subject parcel is located within the Agricultural (AG) Zoning District, and the A-2 Residential District extends 200 feet into the eastern portion of the property from South West Street. Figure 5 in Appendix B is the Town of Agawam Zoning Map (2021) for 180 South West Street, which shows the locations of the AG and A-2 Residential Districts relative to the Project Site.

2.1.3 Environmental Resources

On December 17, 2023, and May 29, 2024, a Tighe & Bond environmental scientist conducted wetland delineations on the Project Site. A bordering vegetated wetland (BVW) is located to the northwest of Building 2 and a second BVW is located to the west of the proposed gravel laydown area. Refer to Sheet C-101 of the Site Plans in Appendix A for the location of the BVW in relation to existing structures. Work is proposed within the jurisdictional 100-foot buffer zone and a Notice of Intent has been filed with the Conservation Commission.

Neither the project site nor surrounding area are mapped as Priority Habitats of Rare Species and/or Estimated Habitats of Rare Wildlife based on a review of the Natural Heritage Atlas (15th edition, August 2021). As such, the activities are not subject to the Massachusetts Endangered Species Act (MESA).

2.1.4 Floodplain Management

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Community Panel Number 25013C0387E, effective July 16, 2013, the project site is located outside of any floodways or floodplains. The FEMA FIRM is included as Figure 6 in Appendix B.

2.2 Proposed Project

The proposed site development involves minimal changes to the site to use it as a "show-up" facility.

2.2.1 Renovations to Existing Structures

There are internal renovations proposed for the buildings, with Building 1 scheduled to be used as an indoor meeting space and comfort station for Eversource employees. Building 2, the 'Butler building,' is proposed to be converted into an indoor storage facility for up to 4 Eversource vehicles. The internal renovations of Building 2 include the replacement of the concrete floor and the installation of a floor drain, oil/water separator, and a tight tank to support the vehicle storage. The existing utility services for both buildings will be re-used. The gravel driveway will be repaired and restored following the installation.

2.2.2 Regrading and Expansion of Gravel Area

The gravel driveways and parking area are in poor condition and will be regraded and restored within their existing limits to provide a better surface and to manage stormwater runoff more effectively. The parking area will be used to park approximately 8 employee vehicles during working hours but will be secured by a locked gate on nights and weekends. The existing overgrown lawn abutting Building 1 will be converted to a gravel laydown area, and the abutting gravel driveway will be regraded, restored, and repaired as necessary. The existing limits of vegetation will be maintained, except for the clearing and grading necessary to construct the stormwater management system.

2.2.3 Stormwater Management

Under proposed conditions, existing runoff patterns will be maintained, and stormwater will follow the same general flow paths as under existing conditions. Because of the proposed gravel laydown area, a stormwater management system is proposed to manage the change in runoff rates. Runoff will flow southwest into a proposed sediment forebay for pretreatment and then into a proposed bioretention basin in the southwest of the site for treatment and infiltration.

The proposed stormwater management system treats both the quality and the quantity of stormwater discharge from the gravel laydown area.

A brief description of the proposed Best Management Practices incorporated into the stormwater management system are as follows:

Sediment Forebay: The sediment forebay located to the south-west of the site will serve as a pretreatment device for the Site's bioretention basin.

Unlined Bioretention Basin: The landscaped, unlined bioretention basin located to the south-west of the site will serve as a treatment and groundwater recharge system for stormwater runoff from the proposed gravel laydown area. Planted with native, non-invasive species such as Winterberry (*ilex verticillata*) and Arrow-Wood Virburnum (*viburnum dentatum*), the bioretention areas will treat captured stormwater and discharge primarily through infiltration, with an emergency overflow that will discharge treated stormwater runoff to the south west in extreme storm events.

For further details regarding the proposed stormwater management at the Project Site, please refer to Sheets C-102, C-103, and C-201 of the Site Plans in Appendix A.

Section 3

Compliance with Special Permit Standards for Review

This section addresses the Project's compliance with Special Permit Standards for Review as outlined in the Town of Agawam's Zoning Bylaws, Section 180-11.G.

3.1 Special Permit Standards for Review

Per Section 180-11 of the Town of Agawam Zoning Bylaws, a Special Permit is required for the change in use proposed by the project. No new structures are proposed.

As required per Section 180-13 of the Town of Agawam Zoning Bylaws, a Site Plan is required for "any use requiring a special permit from the Board of Appeals." A separate Site Plan Approval application will be submitted to the Planning Board for the proposed project. The Planning Board issued its approval of the Site Plan on August 16, 2024, provided in Appendix G.

Section 180-11 G. of the Town of Agawam Zoning Bylaws identifies the following standards for review:

(1) Social, economic, or community needs which are served by the proposal;

The proposed "show-up" facility would provide equipment and vehicle storage so that Eversource can readily access equipment and project sites in the area, thereby better serving the community.

(2) Traffic flow and safety, including parking and loading;

Traffic impacts to the surrounding area are projected to be minimal. No changes to traffic flow are proposed as part of the project. Traffic from the site will turn north or south on South West Street depending on the job site that Eversource staff is going to. As Eversource policy is to back into parking spaces, minimal noise from vehicle departures is anticipated. Furthermore, company vehicles will be stored in Building 2, further reducing noise impacts. A parking area for approximately 8 vehicles in front of Building 1 will be improved as part of the project. The existing gravel driveway includes parking in front of Building 1.

(3) Adequacy of utilities and other public services;

Utilities are shown on Sheets C-101, C-102, and C-103 of the Site Plans included in Appendix A.

(4) Neighborhood character and social structures;

The existing structures and proposed laydown area are screened from abutting residences by existing mature vegetation. This vegetation will remain. The proposed project will not impact neighborhood character or social structures.

(5) Impacts on the natural environment;

Impacts to the natural environment will be minimal. Stormwater improvements are proposed to address water quality and quality of runoff from the gravel laydown area.

(6) Potential fiscal impact, including impact on Town services, tax base, and employment.

The proposed use will not have a significant impact on municipal services. The proposed use would allow Eversource to better serve the community, by having equipment in proximity to the neighboring service area.

APPENDIX A

EVERSOURCE ENERGY

BOGLISCH FARMS SHOW-UP FACILITY

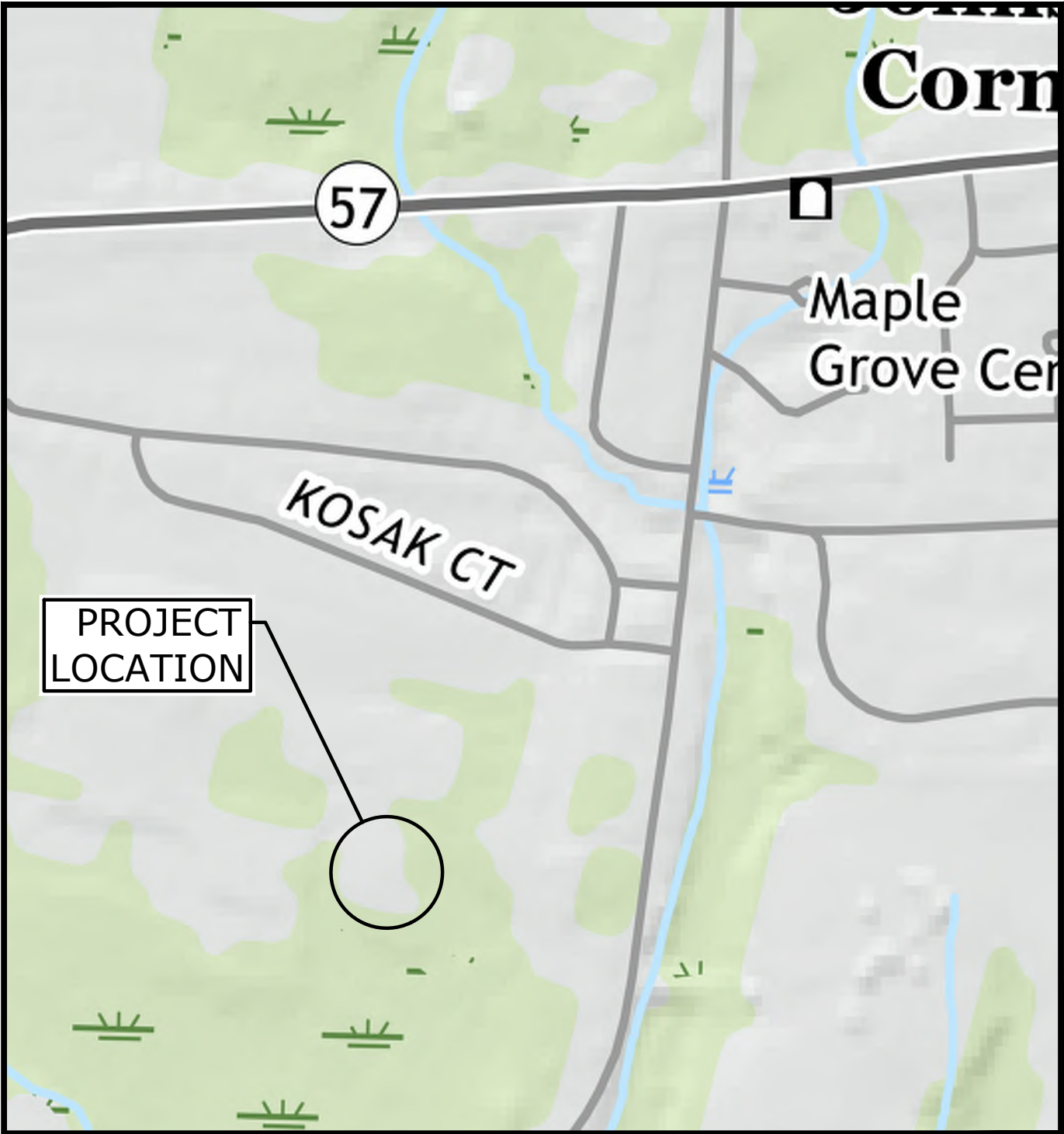
180 S WEST STREET

AGAWAM, MASSACHUSETTS

MAY 2024

REV. DECEMBER 2024

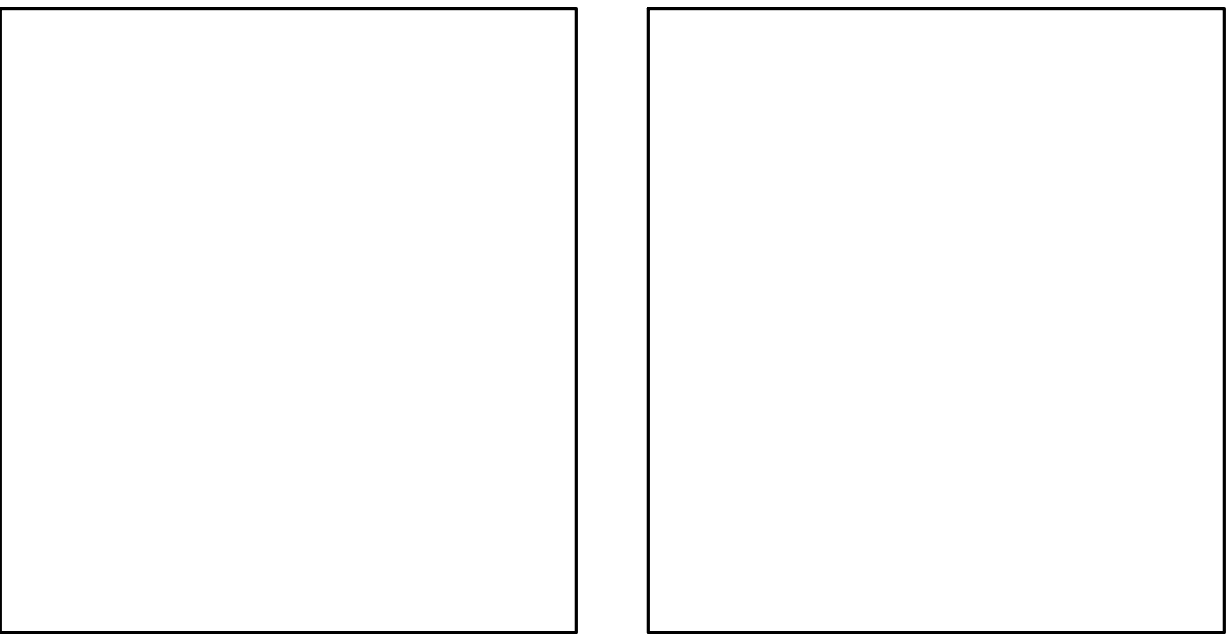
LIST OF DRAWINGS		
SHEET NO.	DRAWING TITLE	SHEET DESCRIPTION
1	G-001	COVER
2	G-002	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
3	C-101	EXISTING CONDITIONS & SITE DEMOLITION PLAN
4	C-102	PROPOSED CONDITIONS SITE PLAN
5	C-103	SITE LANDSCAPING PLAN
6	S-101	BLDG 2 FLOOR DEMOLITION PLAN
7	S-102	TRENCH DRAIN FLOOR PLAN
8	C-201	DETAILS - 1
9	C-202	DETAILS - 2



LOCATION MAP
SCALE: 1" = 500'

PREPARED BY:

Tighe&Bond
53 Southampton Road
Westfield, MA 01085
(413) 562-1600



PREPARED FOR:
EVERSOURCE ENERGY

PERMIT DRAWINGS - NOT
FOR CONSTRUCTION

COMPLETE SET 9 SHEETS

Last Saved: 7/22/2024
Plotted On: Dec 11, 2024 8:37am By: Tighe & Bond
Tighe & Bond\3\NEW\5034 Eversource L&P 2019\211 - Boglish Farm\Drawings\AutoCAD\Sheet\E-5034-211 GENERAL NOTES.dwg

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	-----	-----
LIMITS OF WORK	-----	-----
INTERMEDIATE CONTOURS	-----	-----
INDEX CONTOURS	--- 25 ---	--- 25 ---
SPOT GRADE	X 141.2	+ 32.0
MAGNITUDE & DIRECTION OF SLOPE		← 0.0%
WATER SERVICE	----- W -----	
OVERHEAD ELECTRIC	----- OHW -----	
CURB	=====	
EDGE OF PAVEMENT OR GRAVEL	-----	-----
FENCE - UNSPECIFIED	--- X --- X --- X ---	--- X --- X --- X ---
ELECTRIC SERVICE STRUCTURES	UTILITY CO. POLE #	
TREELINE	~~~~~	~~~~~
TREE	EVERGREEN DECIDUOUS	

LEGEND

RESOURCE AREAS	
VEGETATED WETLAND LIMIT	▲ ▲ ▲ ▲ ▲ ▲ ▲
100-FOOT BUFFER ZONE	-----
WETLAND FLAG	WF ●

LEGEND

DEMOLITION / GEOTECHNICAL	
EROSION & SEDIMENT CONTROL	=====
ITEM TO BE DEMOLISHED	XXXX
TEST PIT LOCATION	■

ABBREVIATIONS

ABDN('D)	ABANDON(ED)
AC	ASBESTOS CEMENT PIPE
BC	BITUMINOUS CURB
BFP	BACK FLOW PREVENTOR
BIT	BITUMINOUS
BL	BASELINE
BLDG	BUILDING
BND	BOUND
BOC	BOTTOM OF CURB
BOT	BOTTOM
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CEM	CEMENT
CI	CAST IRON PIPE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
CPP	CORRUGATED
	POLYETHYLENE PIPE
CY	CUBIC YARD
DH	DRILL HOLE
DI	DUCTILE IRON PIPE
DIA	DIAMETER
DMH	DRAIN MANHOLE
E	EAST
EF	EACH FACE
EG	EXISTING GRADE
EL/ELEV	ELEVATION
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EW	EACH WAY
EXIST	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR
FM	FORCE MAIN
G	GAS
GG	GAS GATE
GRAN	GRANITE
HC	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
	HOT MIX ASPHALT
HMA	
HYD	HYDRANT
IN	INCHES
INV	INVERT
IP	IRON PIN
L	LENGTH OF CURB
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
MJ	MECHANICAL JOINT

ABBREVIATIONS CONT'D

N	NORTH
NITC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
N/F	NOW OR FORMERLY
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OH	OVERHEAD
PB	PLANT BED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCPP	PERFORATED CORRUGATED POLYETHYLENE PIPE
	PERFORATED
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
ROW	RIGHT OF WAY
RT	RIGHT
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SMH	SEWER MANHOLE
SS	STAINLESS STEEL
STA	STATION
STL	STEEL
STRM	STORM
T	TANGENT LENGTH
TC	TOP OF CURB
TEL	TEL-DATA
TP	TEST PIT
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WG	WATER GATE
WV	WATER VALVE
XFMR	TRANSFORMER

BASE PLAN NOTES

- THE EXISTING CONDITIONS INFORMATION SHOWN ON THE DRAWINGS IS BASED ON THE FOLLOWING:
 - SURVEY DRAWINGS PROVIDED BY NORTHEAST SURVEY CONSULTANTS TITLED EXISTING CONDITIONS AND DATED NOVEMBER 11, 2023
 - FIELD INVESTIGATIONS PERFORMED BY TIGHE & BOND ON 9/14/2023
 - THE RESOURCE AREA BOUNDARIES DEPICTED ON THE DRAWINGS WERE DELINEATED BY TIGHE & BOND, INC. ON 8/17/2023
- UTILITY LOCATIONS SHOWN WERE PLOTTED FROM INFORMATION SUPPLIED BY RESPECTIVE UTILITY COMPANIES AND DATA OBTAINED FROM FIELD SURVEYS AND AS BUILT DRAWINGS. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION SHOWN ON THESE DRAWINGS IS NOT GUARANTEED. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES WHICH MAY AFFECT CONSTRUCTION OPERATIONS.
- THE DRAWINGS ARE BASED ON THE FOLLOWING DATUMS: HORIZONTAL-NAD83 ; VERTICAL-NAVD88
- THE EXISTING CONDITIONS SHOWN ARE APPROXIMATE. FIELD VERIFY EXISTING CONDITIONS.

GENERAL NOTES

- NOTIFY (DIGSAFE AT 1-888-344-7233) LIST AT LEAST 72 HOURS PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IN ADDITION, SOME UTILITIES MAY NOT BE SHOWN. DETERMINE THE EXACT LOCATION OF UTILITIES BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND/OR INTERRUPTIONS IN UTILITY SERVICE. PERFORM TEST PIT EXCAVATIONS AND OTHER INVESTIGATIONS TO LOCATE UTILITIES, AND PROVIDE THIS INFORMATION TO THE ENGINEER, PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS. LOCATE ALL EXISTING UTILITIES TO BE CROSSED BY HAND EXCAVATION.
- NOT ALL OF THE UTILITY SERVICES TO BUILDINGS ARE SHOWN. THE CONTRACTOR SHALL ANTICIPATE THAT EACH PROPERTY HAS SERVICE CONNECTIONS FOR THE VARIOUS UTILITIES.
- BOLD TEXT AND LINES INDICATE PROPOSED WORK. LIGHT TEXT AND LINES INDICATE APPROXIMATE EXISTING CONDITIONS.
- TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
- EXCAVATE ADDITIONAL TEST PITS TO LOCATE EXISTING UTILITIES AS DIRECTED OR APPROVED BY THE ENGINEER.
- NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY; COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
- OBTAIN, PAY FOR AND COMPLY WITH PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK. ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE JURISDICTIONAL AUTHORITIES.
- SHORE UTILITY TRENCHES WHERE FIELD CONDITIONS DICTATE AND/OR WHERE REQUIRED BY LOCAL, STATE AND FEDERAL HEALTH AND SAFETY CODES.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
- PROTECT AND MAINTAIN ALL UTILITIES IN THE AREAS UNDER CONSTRUCTION DURING THE WORK. LEAVE ALL PIPES AND STRUCTURES WITHIN THE LIMITS OF THE CONTRACT IN A CLEAN AND OPERABLE CONDITION AT THE COMPLETION OF THE WORK. TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SAND AND SILT FROM DISTURBED AREAS FROM ENTERING THE DRAINAGE SYSTEM.
- NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER.
- TAKE NECESSARY MEASURES AND PROVIDE CONTINUOUS BARRIERS OF SUFFICIENT TYPE, SIZE, AND STRENGTH TO PREVENT ACCESS TO ALL WORK AND STAGING AREAS AT THE COMPLETION OF EACH DAYS WORK.
- NO OPEN TRENCHES WILL BE ALLOWED OVER NIGHT. THE USE OF ROAD PLATES TO PROTECT THE EXCAVATION WILL BE CONSIDERED UPON REQUEST, BUT BACKFILLING IS PREFERRED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA. PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
- MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
- WHEN WORKING IN THE ROAD, PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS. PROVIDE COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
- REMOVE AND DISPOSE OF ALL CONSTRUCTION-RELATED WASTE MATERIALS AND DEBRIS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
- THE TERM "DEMOLISH" USED ON THE DRAWINGS MEANS TO REMOVE AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE TERM "ABANDON" USED ON THE DRAWINGS MEANS TO LEAVE IN PLACE AND TAKE APPROPRIATE MEASURES TO DECOMMISSION AS SPECIFIED OR NOTED ON THE DRAWINGS.
- ALL PROPOSED WORK MAY BE ADJUSTED IN THE FIELD BY THE OWNER'S PROJECT REPRESENTATIVE TO MEET EXISTING CONDITIONS.

SURFACE RESTORATION NOTES

- ALL PAVEMENT DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- PROTECT PROJECT FEATURES (E.G., WALLS, FENCES, MAIL BOXES, SIGNS, SIDEWALKS, CURBING, STAIRS, WALKWAYS, TREES, ETC.) FROM DAMAGE DURING CONSTRUCTION, INCLUDING PROVIDING TEMPORARY SUPPORTS, WHEN APPROPRIATE.
- IF REMOVAL OF PROJECT FEATURES IS REQUIRED IN ORDER TO PERFORM THE PROPOSED WORK, REMOVE THOSE SITE FEATURES ONLY UPON APPROVAL OF ENGINEER. REPLACE ALL REMOVED PROJECT FEATURES; NEW ITEMS SHALL BE EQUAL OR BETTER IN QUALITY AND CONDITION TO THE ITEMS REMOVED.
- EXISTING SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED BY A LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE WORK IS PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE THE ADJUSTMENT OF EXISTING UTILITY STRUCTURES WITH EACH RESPONSIBLE UTILITY OWNER PRIOR TO RECONSTRUCTION AND/OR PAVING OPERATIONS. RAISE ALL STRUCTURES TO FINISHED GRADES PRIOR TO THE END OF THE CONSTRUCTION SEASON AND PRIOR TO FINISHED PAVING.
- REPAIR DISTURBED PAVED SURFACES AT THE END OF EACH WORK WEEK, UNLESS OTHERWISE APPROVED/REQUIRED BY THE OWNER.
- TRANSFER ALL TEMPORARY BENCHMARKS, AS NECESSARY.
- REGRADE ALL UNPAVED AREAS DISTURBED BY THE WORK AS REQUIRED. REPAIR/REPLACE PAVED SURFACES DISTURBED BY THE WORK IN-KIND, UNLESS OTHERWISE NOTED. RESTORE SURFACES TO EXISTING OR PROPOSED CONDITIONS AS INDICATED ON THE DRAWINGS.
- PROVIDE A SMOOTH, FLUSH TRANSITION BETWEEN ALL NEW AND EXISTING PAVEMENTS AND WALKING SURFACES.

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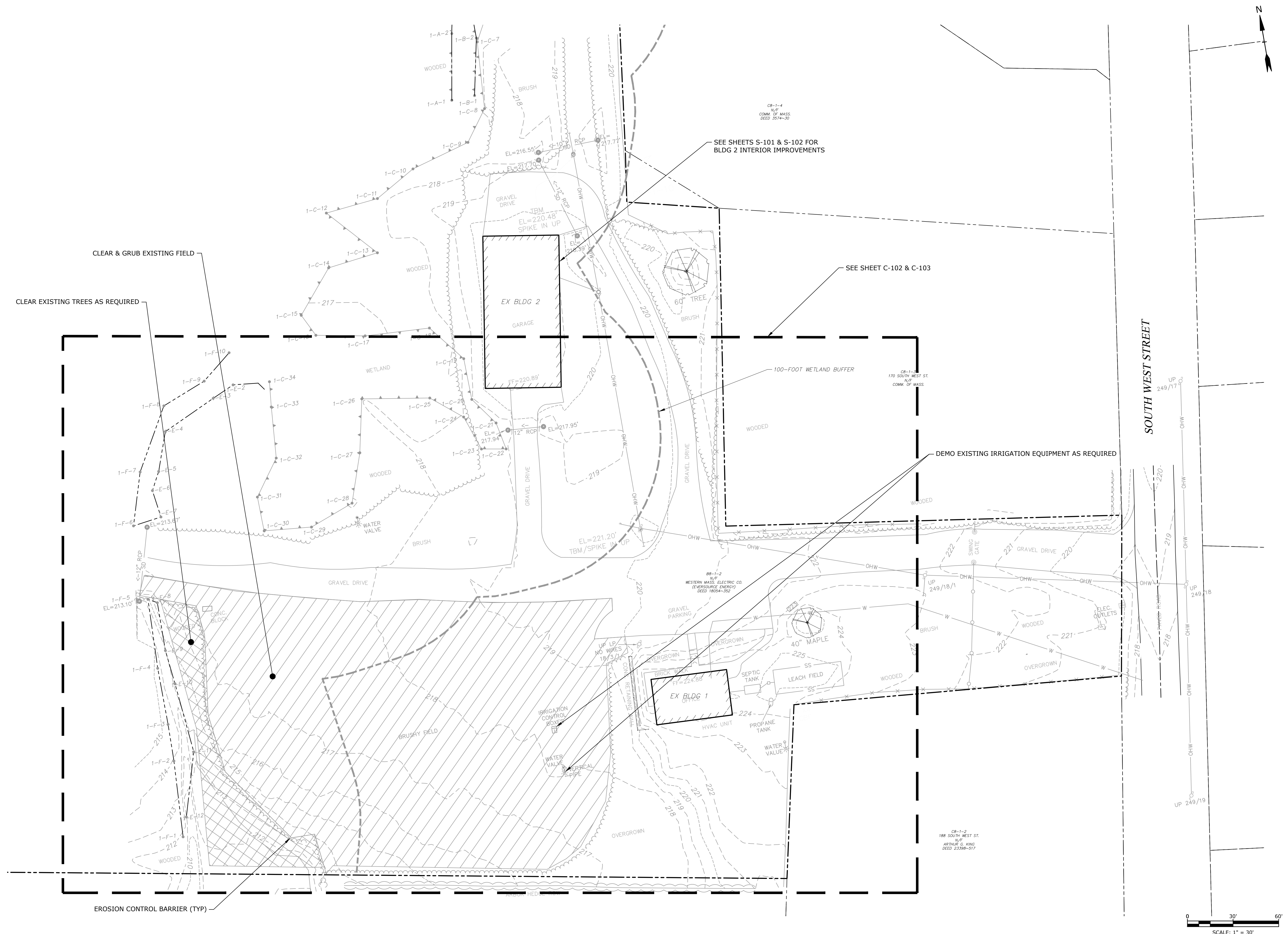
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DATE:		01/2024
FILE:		E-5034-211 GENERAL NOTES.dwg
DRAWN BY:		AAL
DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

GENERAL NOTES, LEGEND,
AND ABBREVIATIONS

SCALE: AS SHOWN

G-002

Last Saved: 12/9/2024
Plotted On: Dec 13, 2024 4:12pm By: Tighe & Bond
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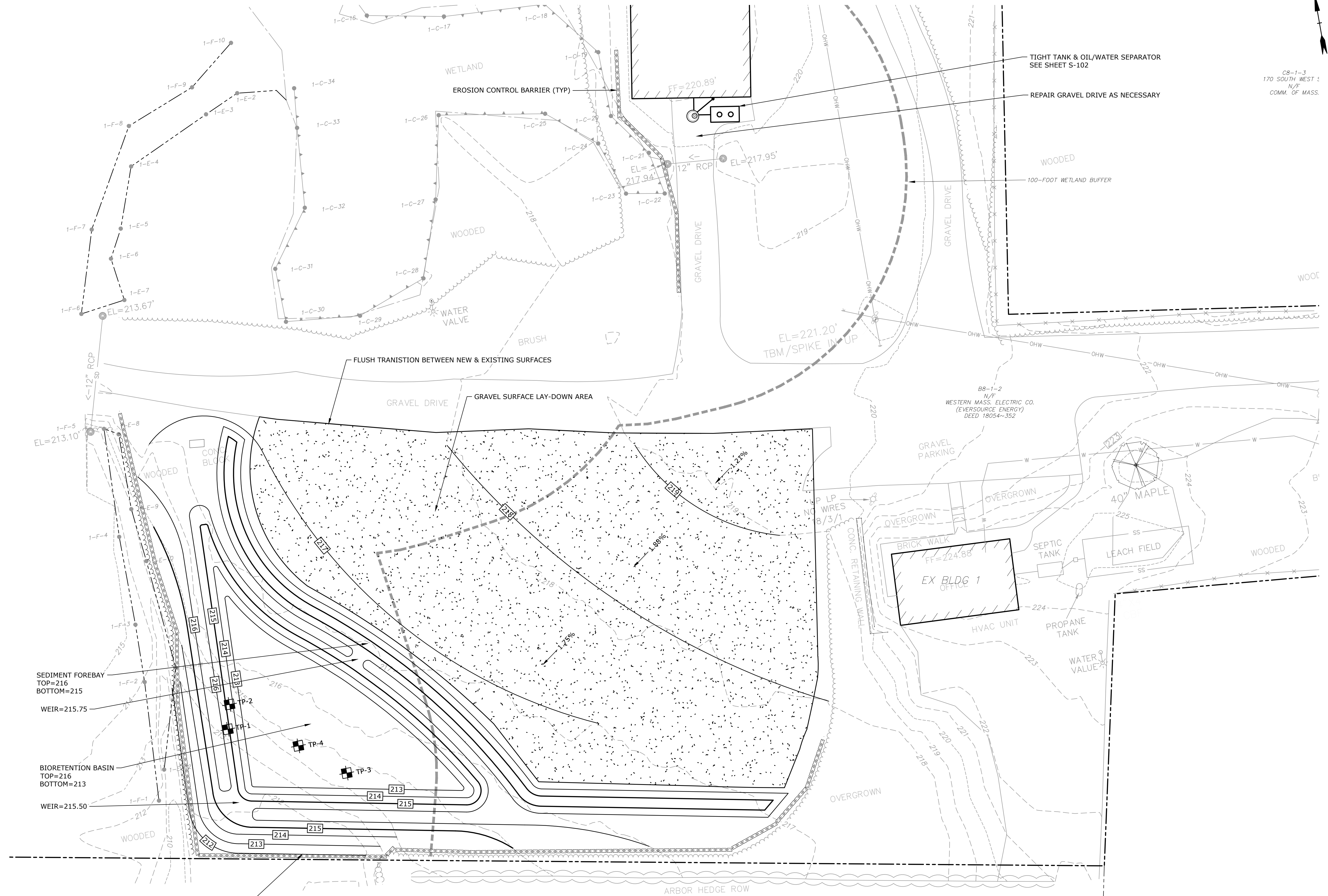
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DRAWN BY:	AAL	
DESIGNED/CHECKED BY:	TJG	
APPROVED BY:	TJA	

**EXISTING CONDITIONS &
SITE DEMOLITION PLAN**

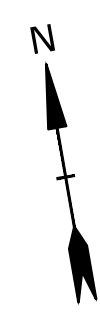
SCALE: 1" = 30'

C-101

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CB-1-3
170 SOUTH WEST S
N/F
COMM. OF MASS.



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FILE:	E-5034-211 SITE PLANS.dwg	
DRAWN BY:	AAL	
DESIGNED/CHECKED BY:	TJG	
APPROVED BY:	TJA	

**PROPOSED CONDITONS
SITE PLAN**

SCALE: 1" = 20'

C-102

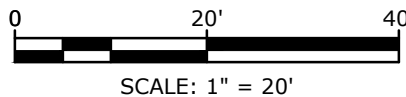
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DATE:		01/2024
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DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

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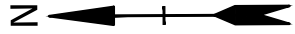
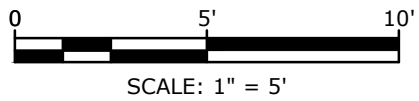
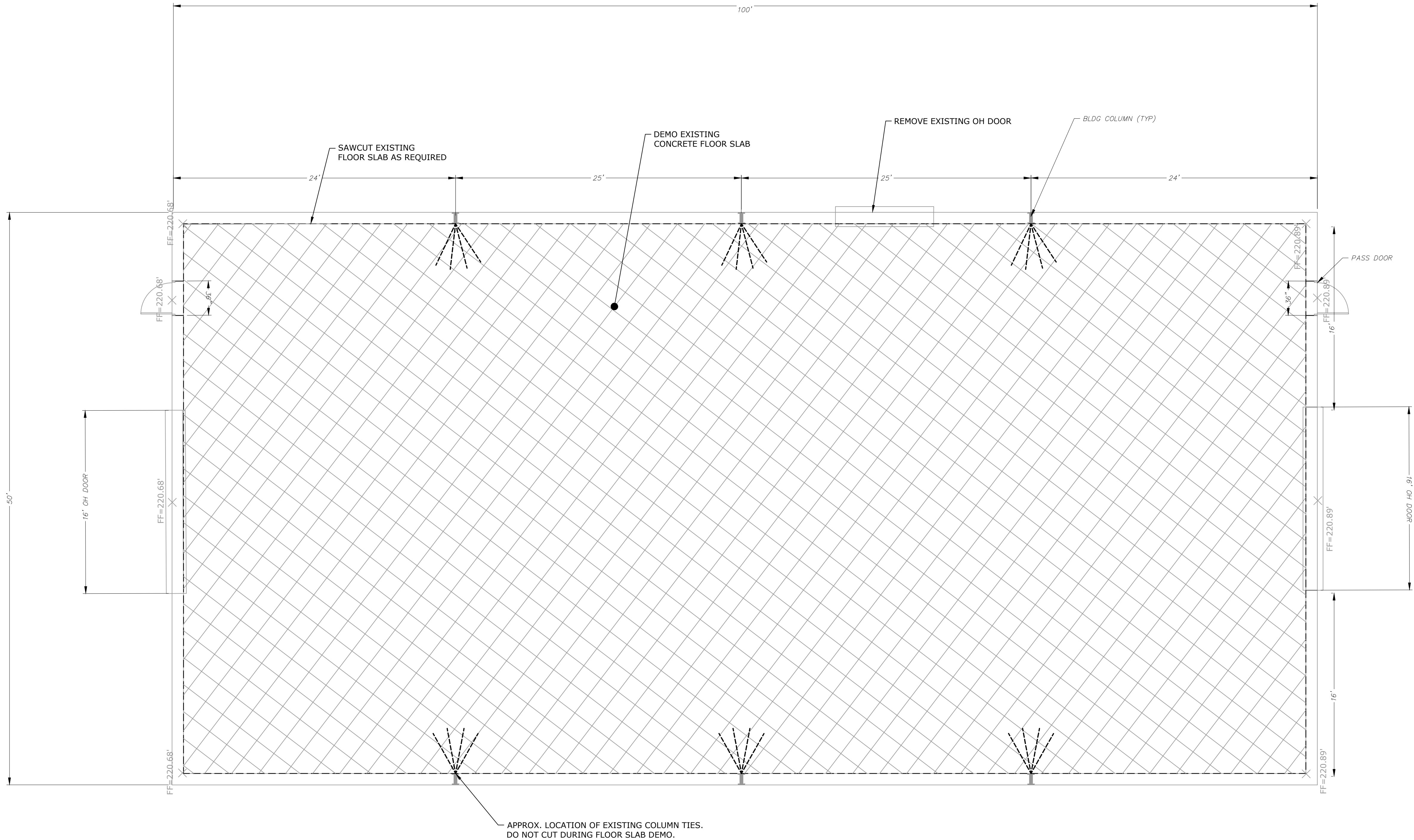
C-103



PLANT SCHEDULE				
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	BIORETENTION BASIN PLANTINGS			
IV	ILEX VERTICILLATA	WINTERBERRY	4	#3 CONT.
VD	VIBURNUM DENTATUM	ARROW-WOOD VIRBURNUM	2	#7 CONT.
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	4	#3 CONT.

CONT. = CONTAINER; CAL. = CALIPER; GAL. = GALLON, HT. = HEIGHT

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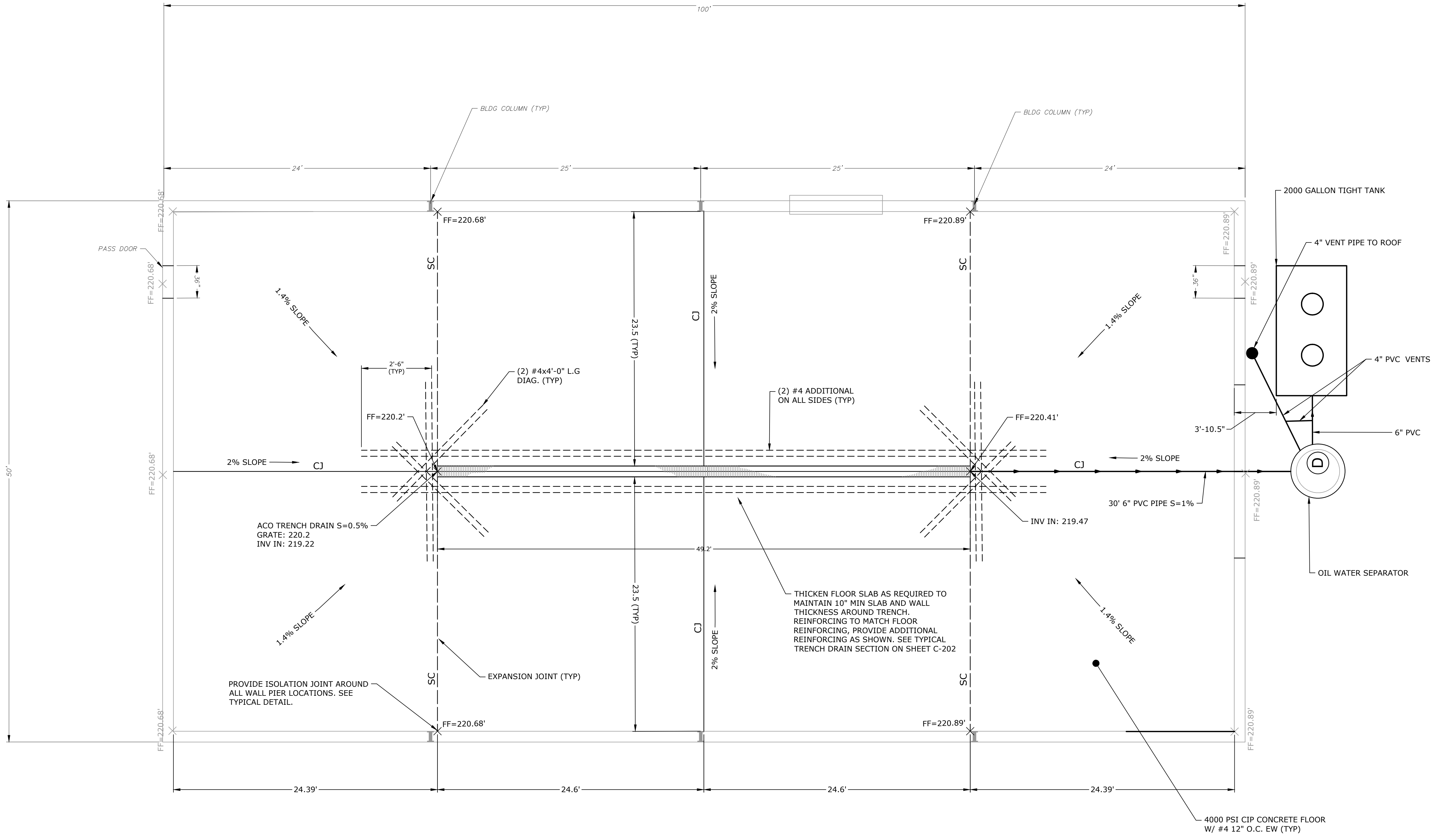
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**BLDG 2 FLOOR
DEMOLITION PLAN**

SCALE: 1" = 5'

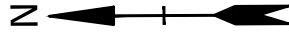
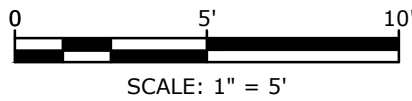
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- GENERAL NOTES:
- CJ INDICATES CONSTRUCTION JOINTS
 - SC INDICATES SAWCUT

- REINFORCEMENT NOTES:
- 10" SLAB - #5 BARS AT 12" O.C.
TOP BARS RUN NORTH/SOUTH



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NOTE FORMAT

1.	XXX
2.	XXX

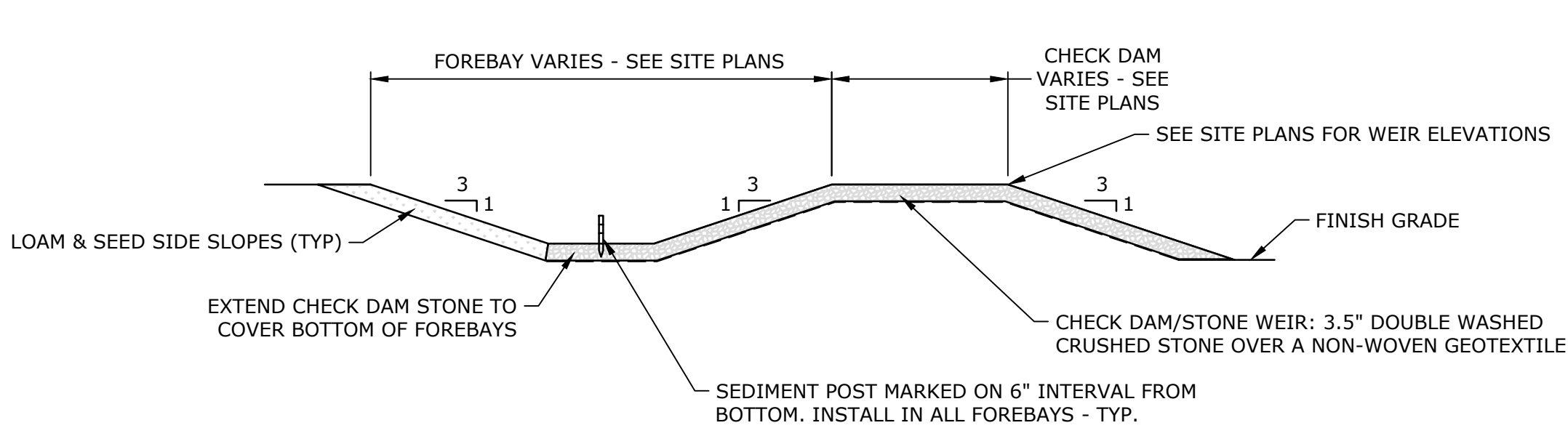
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**TRENCH DRAIN
FLOOR PLAN**

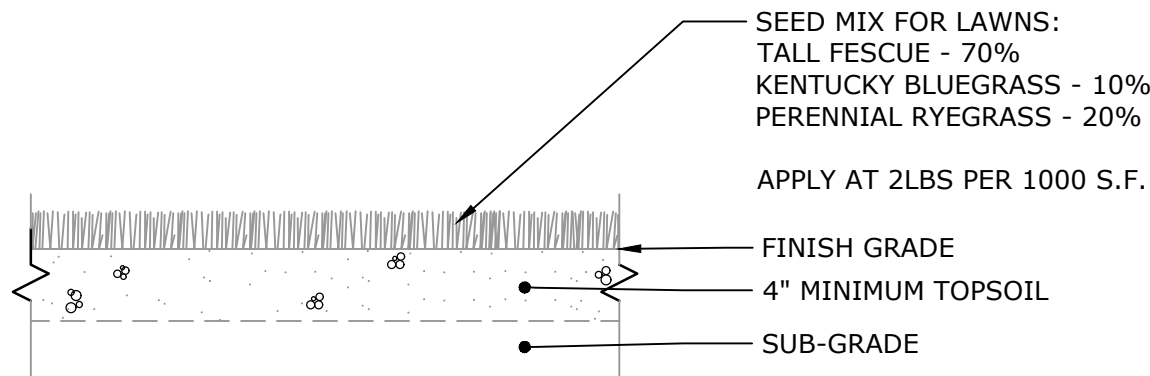
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S-102

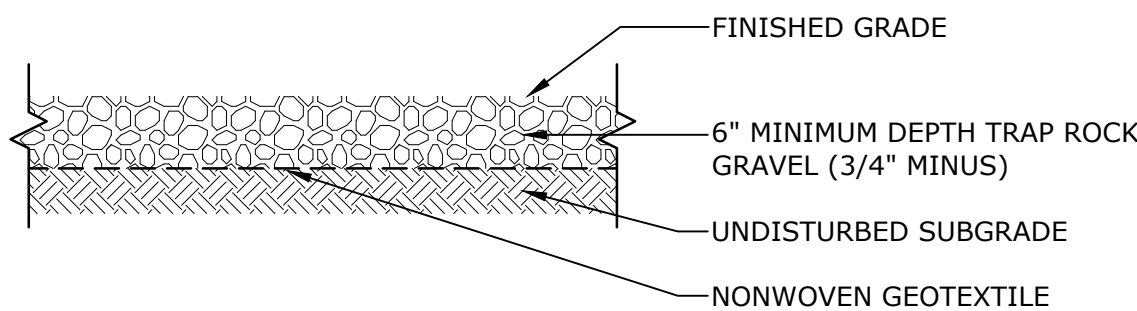
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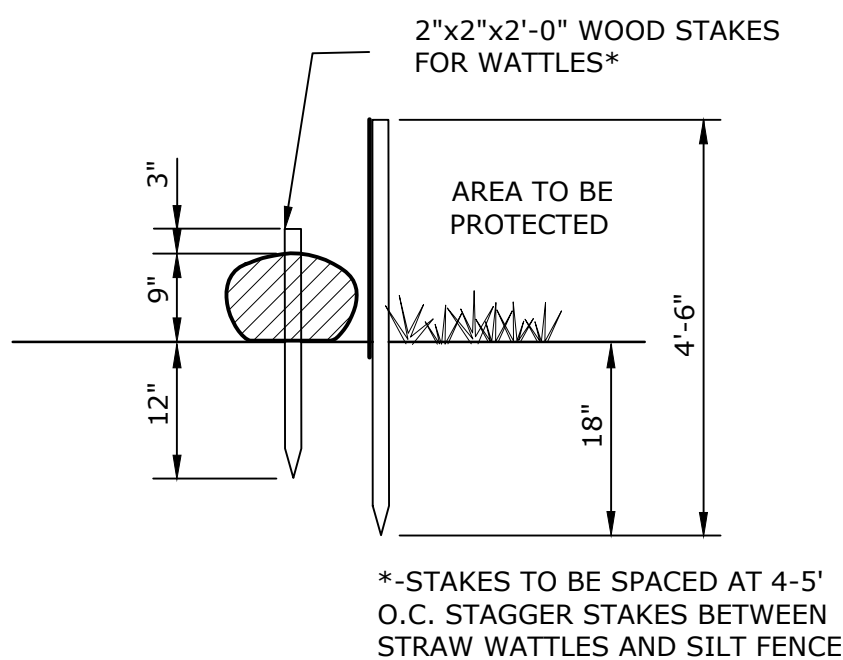
SEDIMENT FOREBAY - SECTION
NO SCALE



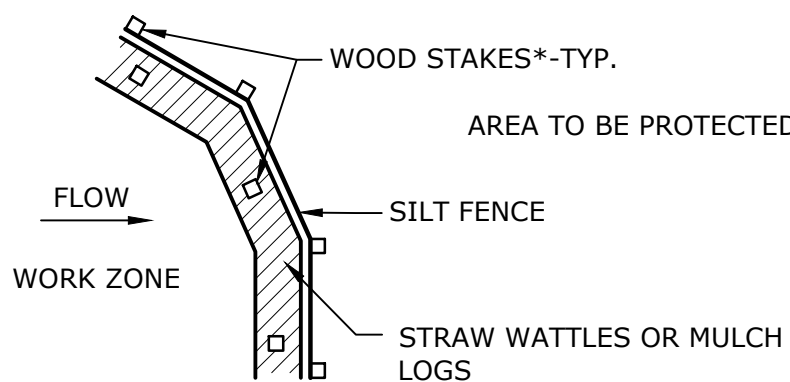
LAWN AREAS
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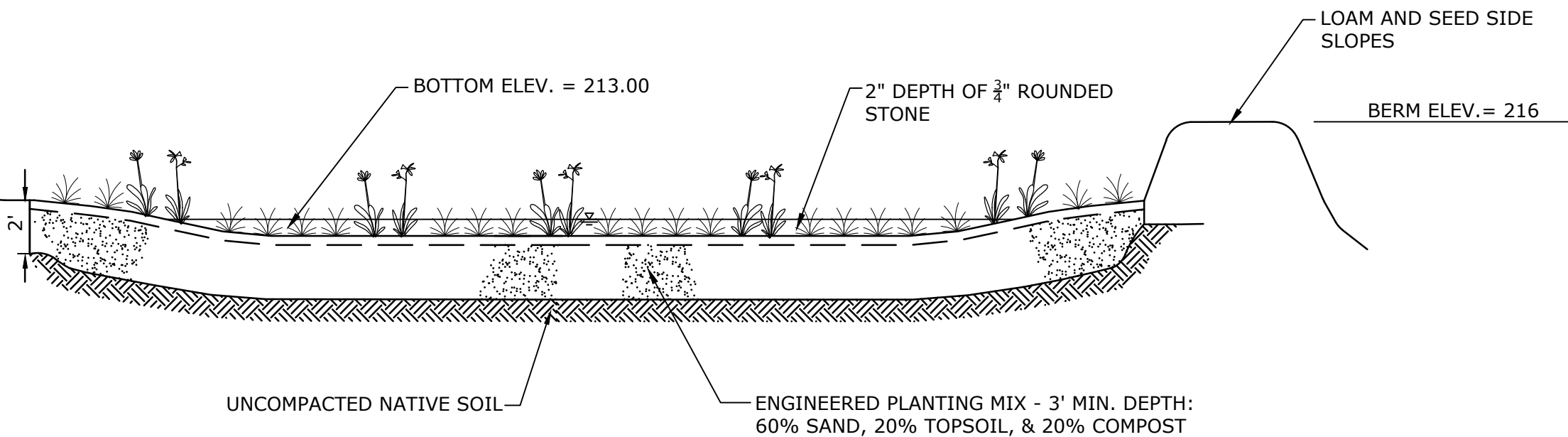
GRAVEL SURFACE
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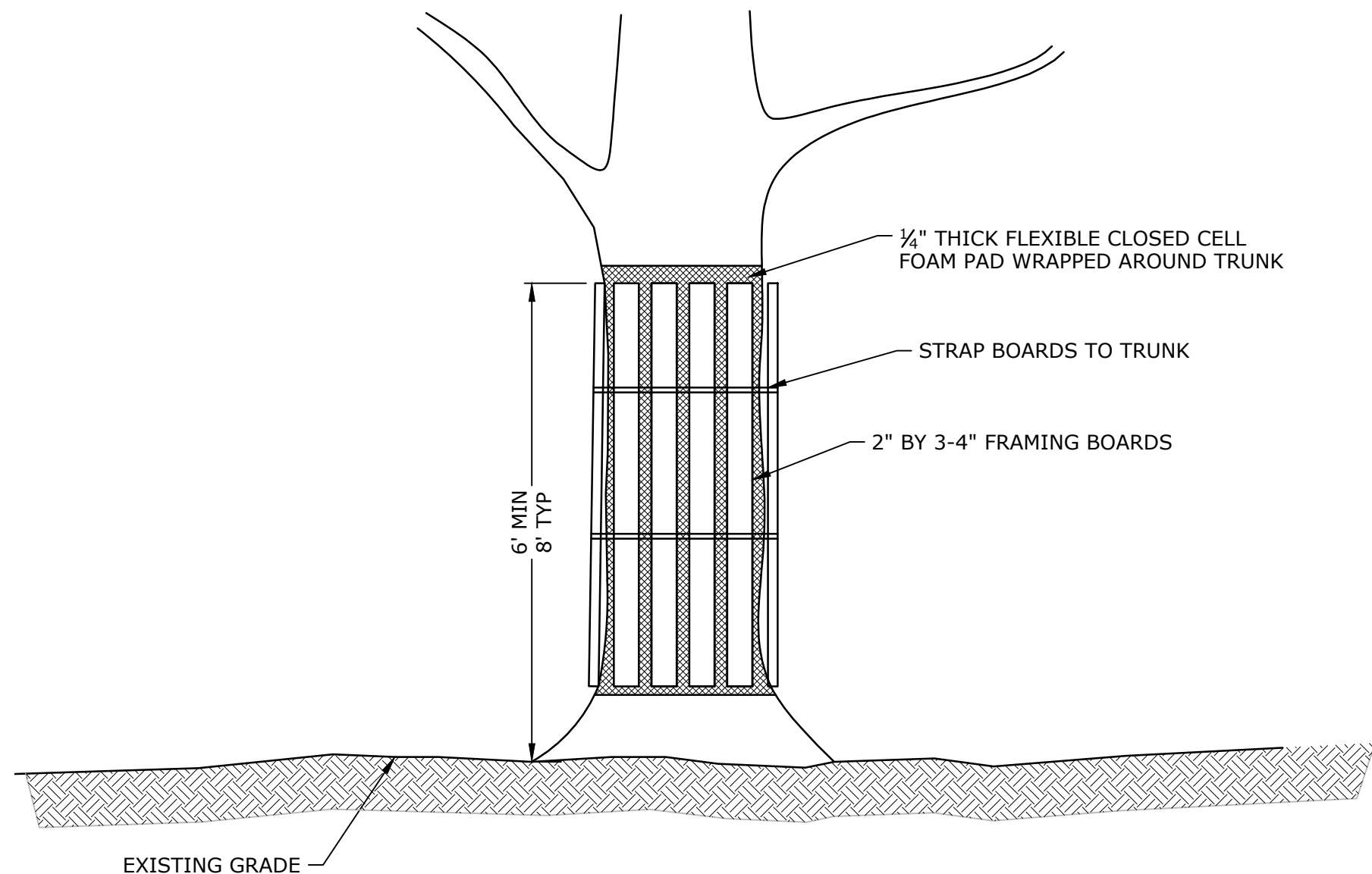
SECTION



EROSION CONTROL BARRIER
NO SCALE



BIORETENTION BASIN SECTION
NO SCALE



NOTES:

1. PROVIDE ROOT PROTECTION ZONE EQUAL TO TWELVE (12) TIMES THE TREE DIAMETER. PROTECT ROOTS BY INSTALLING PROTECTIVE FENCE PRIOR TO CONSTRUCTION AND MAINTAINING FENCE UNTIL PROJECT COMPLETION. IF ANY PART OF PROTECTION FENCE IS MISSING, PROTECT ROOTS BY INSTALLING WOODCHIPS AS SHOWN AND PROVIDE TRUNK PROTECTION USING FOAM WRAP, FRAMING BOARDS AND ADJUSTABLE STRAPS. HEIGHT OF TREE PROTECTION SHALL BE DETERMINED BY TREE WARDEN. DO NOT NAIL OR SCREW INTO TREE. INSTALL ADDITIONAL PROTECTIVE MEASURES AS DIRECTED BY ENGINEER OR TREE WARDEN.
2. ROOT PRUNING SHOULD FOLLOW THE ANSI A300 PART 5 STANDARDS AS DIRECTED BY THE ENGINEER OR TREE WARDEN.
3. PROTECTED TREES MUST BE WATERED THOROUGHLY DURING CONSTRUCTION WITHIN THE TREE PROTECTION ZONE AS DIRECTED BY THE ENGINEER OR TREE WARDEN.

TREE PROTECTION FOR EXISTING TREE
NO SCALE

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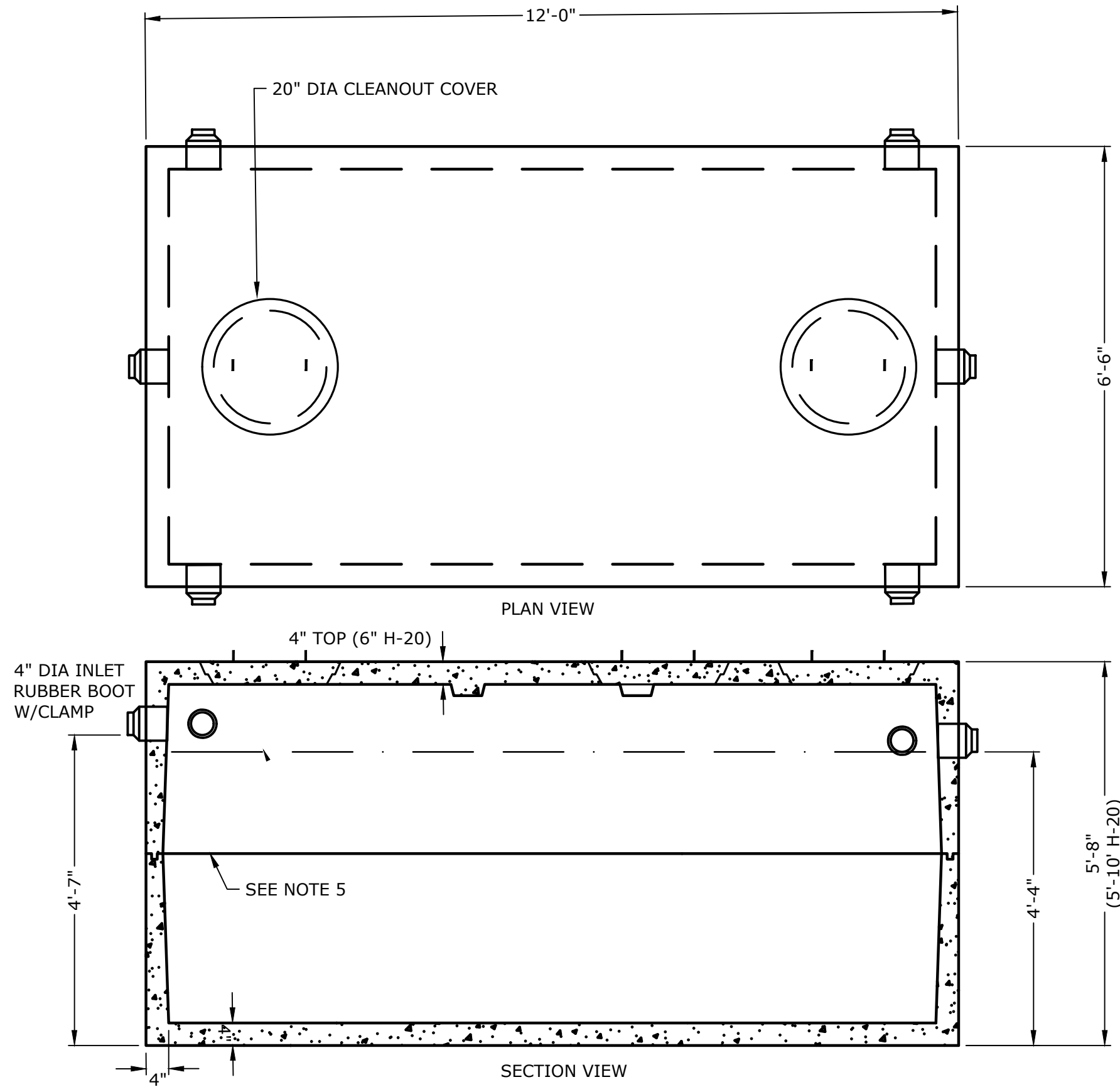
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APPROVED BY:		TJA

DETAILS - 1

SCALE: AS SHOWN

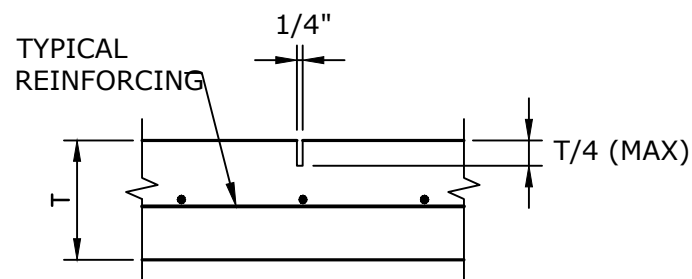
C-201

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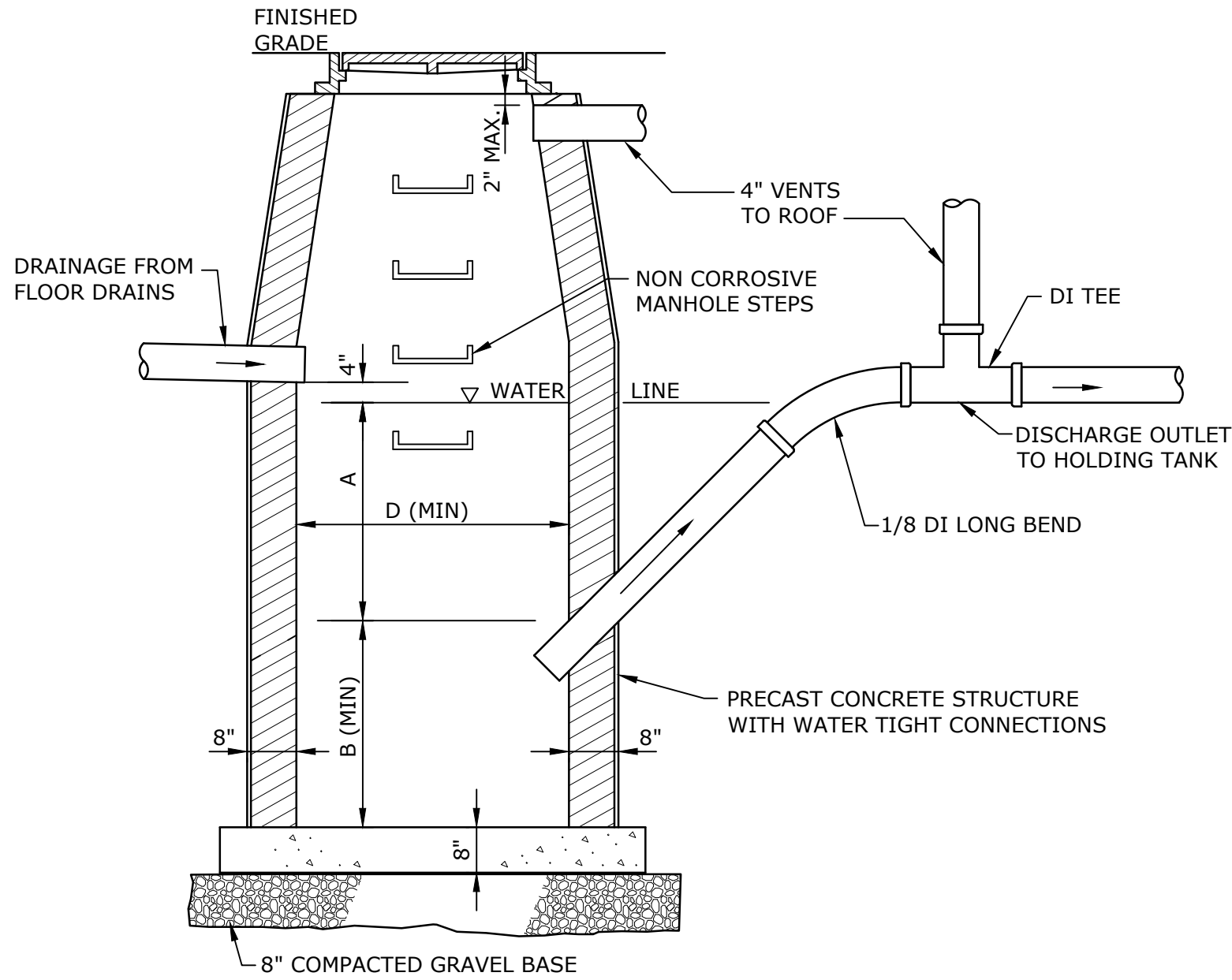
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. ALL REINFORCEMENT PER ASTM C1227.
 3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

2000 GAL TIGHT TANK
NOT TO SCALE



SAWCUT CONTROL JOINT
NOT TO SCALE

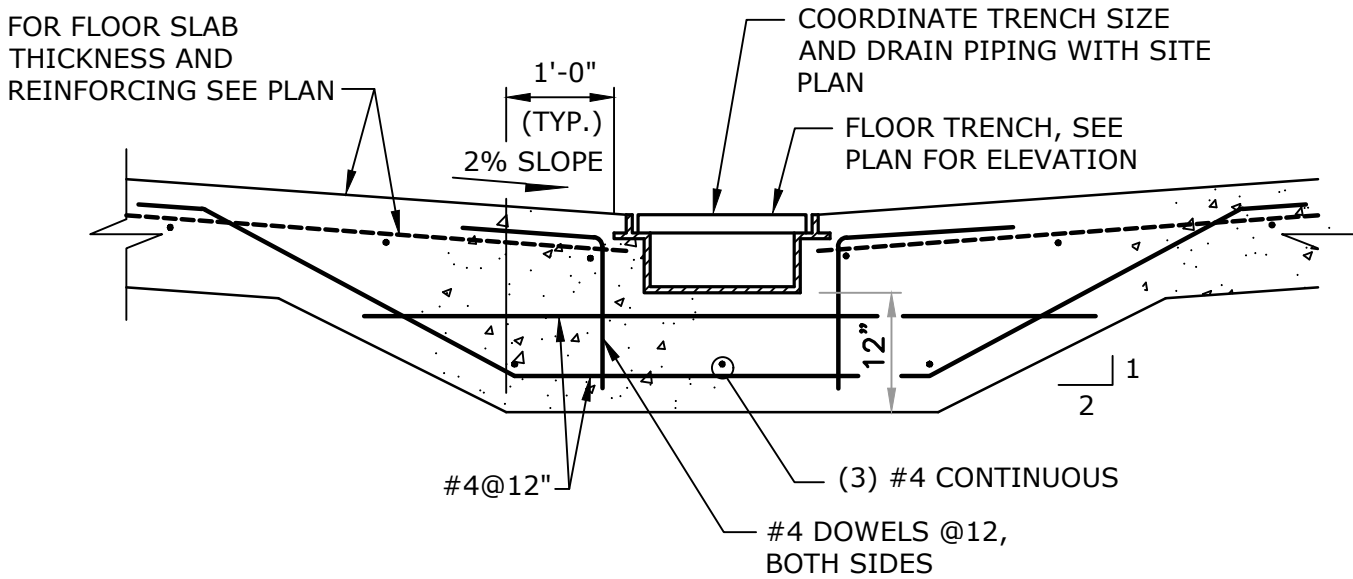
NOTE:
SAWCUT SHALL MADE WITHIN 6 HOURS AFTER CONCRETE PLACEMENT & CLEANED PRIOR TO APPLICATION OF FLOOR TREATMENT. PROVIDE TOOLED JOINT WITH BACKER ROD & JOINT SEALANT WHERE NOTED ON PLANS.



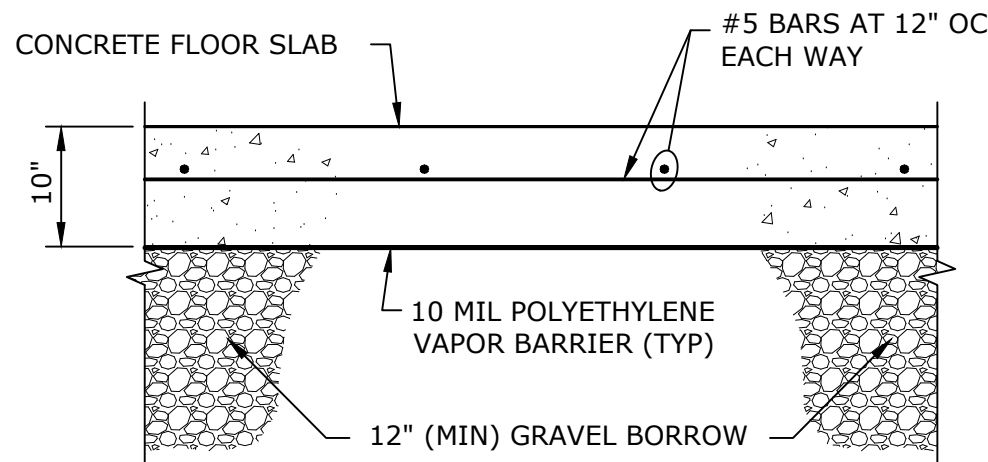
GASOLINE, OIL, & SAND SEPARATOR
NO SCALE

INLET	D	A	B
4"	3'-6"Ø	3'-0"	2'-6"
6"	4'-0"Ø	5'-0"	4'-6"
	4'-0" x 4'-0"	4'-0"	3'-6"
	4'-6"Ø	4'-0"	3'-6"
	4'-6" x 4'-6"	3'-6"	3'-0"
	5'-0"Ø	3'-6"	3'-0"
	5'-0" x 5'-0"	3'-0"	2'-6"

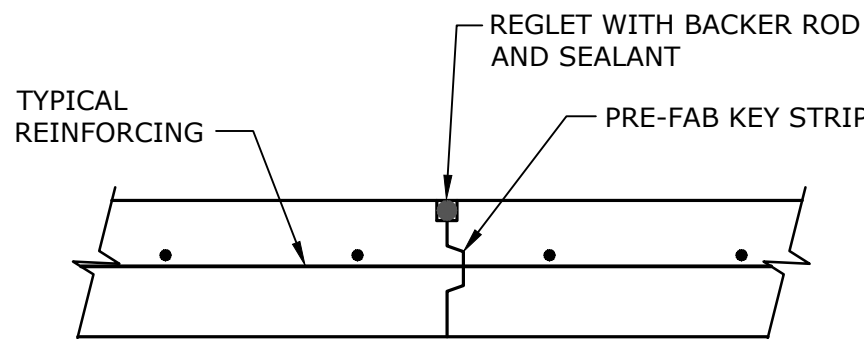
- NOTES:
1. GASOLINE, OIL AND SAND SEPARATOR TO BE INSTALLED IN ACCORDANCE WITH 248 CMR.
 2. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF THE BUILDING WHERE POSSIBLE AND THE COVER IS TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAN A 24 INCH DIAMETER.
 3. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING.
 4. THE INLET PIPE SHALL BE NO LESS THAN 4 INCHES ABOVE THE WATER LINE AND WHEN SUBJECT TO FREEZING, IT SHALL BE SET A MINIMUM OF 3 FEET BELOW GRADE.
 5. THE SEPARATOR SHALL BE FILLED WITH WATER AND LEAK TESTED BEFORE BEING INTRODUCED INTO SERVICE.
 6. THE NON-COROSIVE STEPS SHALL BE SPACED AT 18 INCHES APART.
 7. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.



TYPICAL TRENCH DRAIN SECTION
NOT TO SCALE



TYPICAL SLAB ON GRADE DETAIL
NOT TO SCALE



SLAB CONSTRUCTION JOINT
NOT TO SCALE

**PERMIT DRAWINGS
NOT FOR
CONSTRUCTION**

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

**Boglich
Farms Show
Up Facility**

Eversource
Energy

Agawam,
Massachusetts

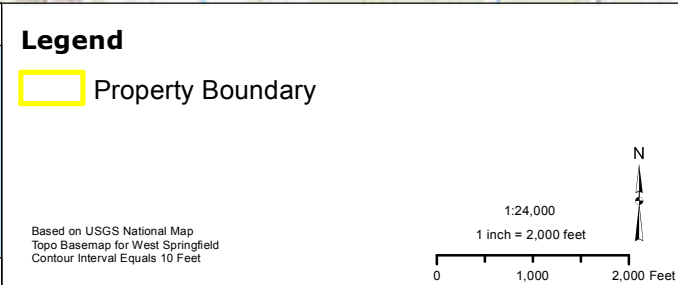
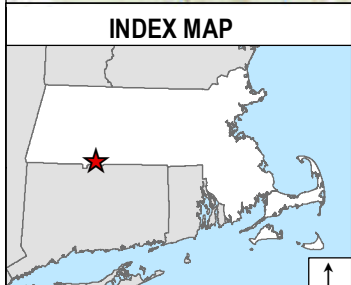
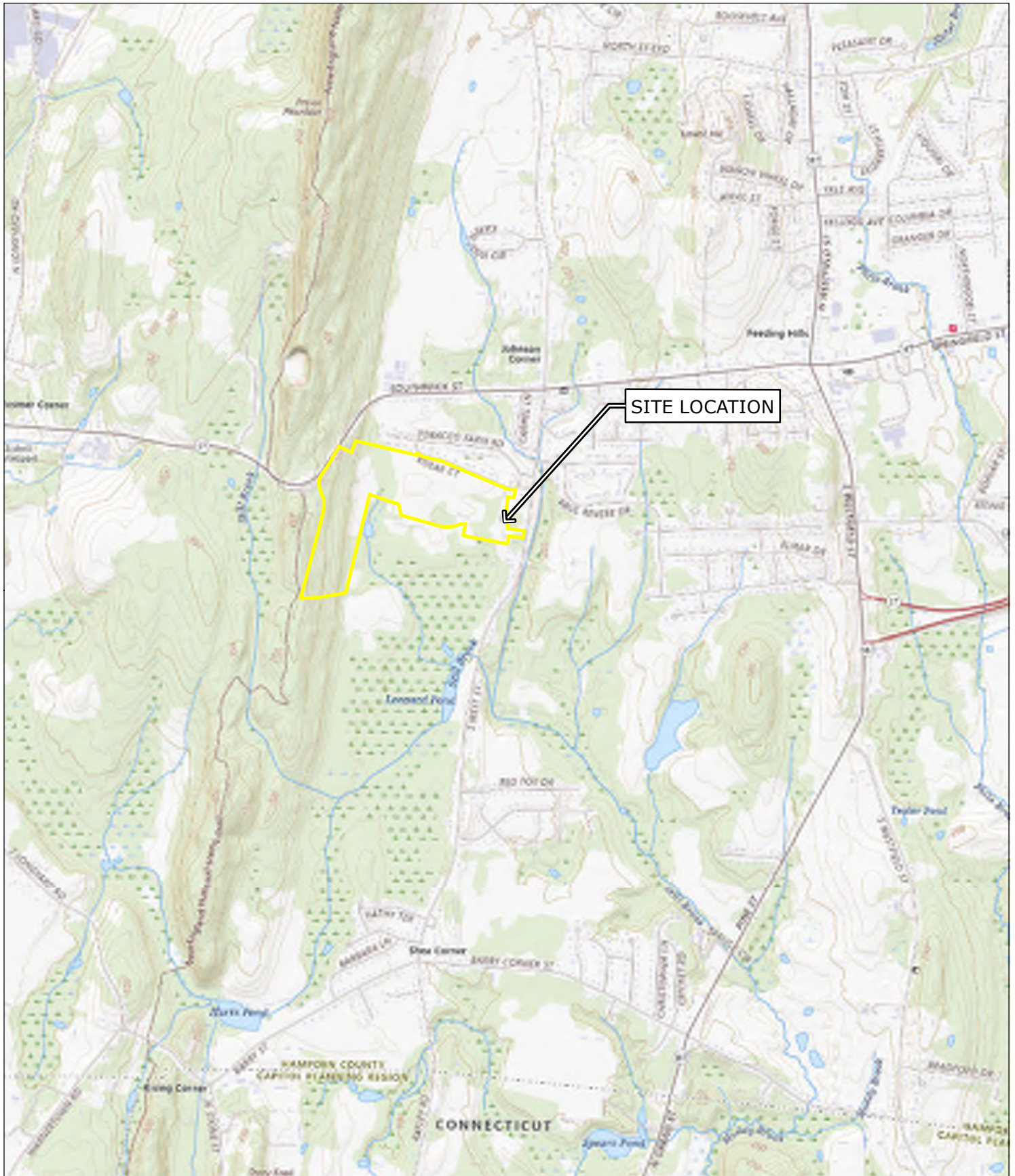
MARK	DATE	DESCRIPTION
		PROJECT NO: E5034-211
		DATE: 01/2024
		FILE: E-5034-211 DETIALS.dwg
		DRAWN BY: AAL
		DESIGNED/CHECKED BY: TJG
		APPROVED BY: TJA

DETAILS - 2

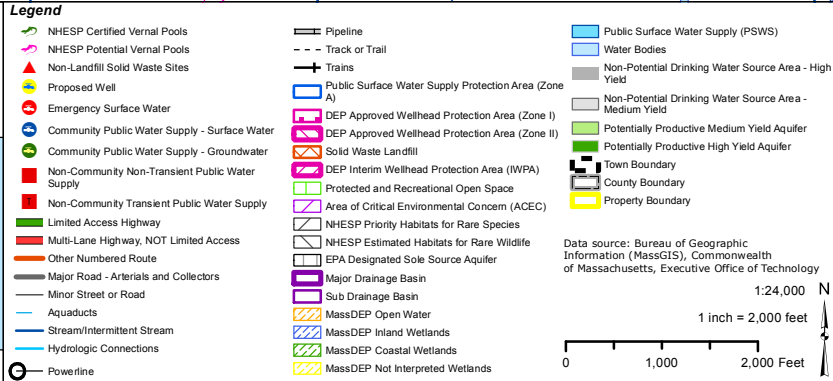
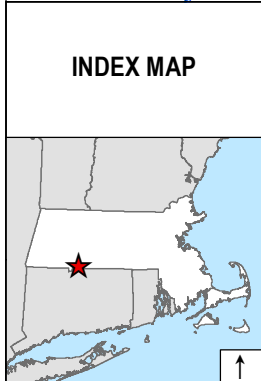
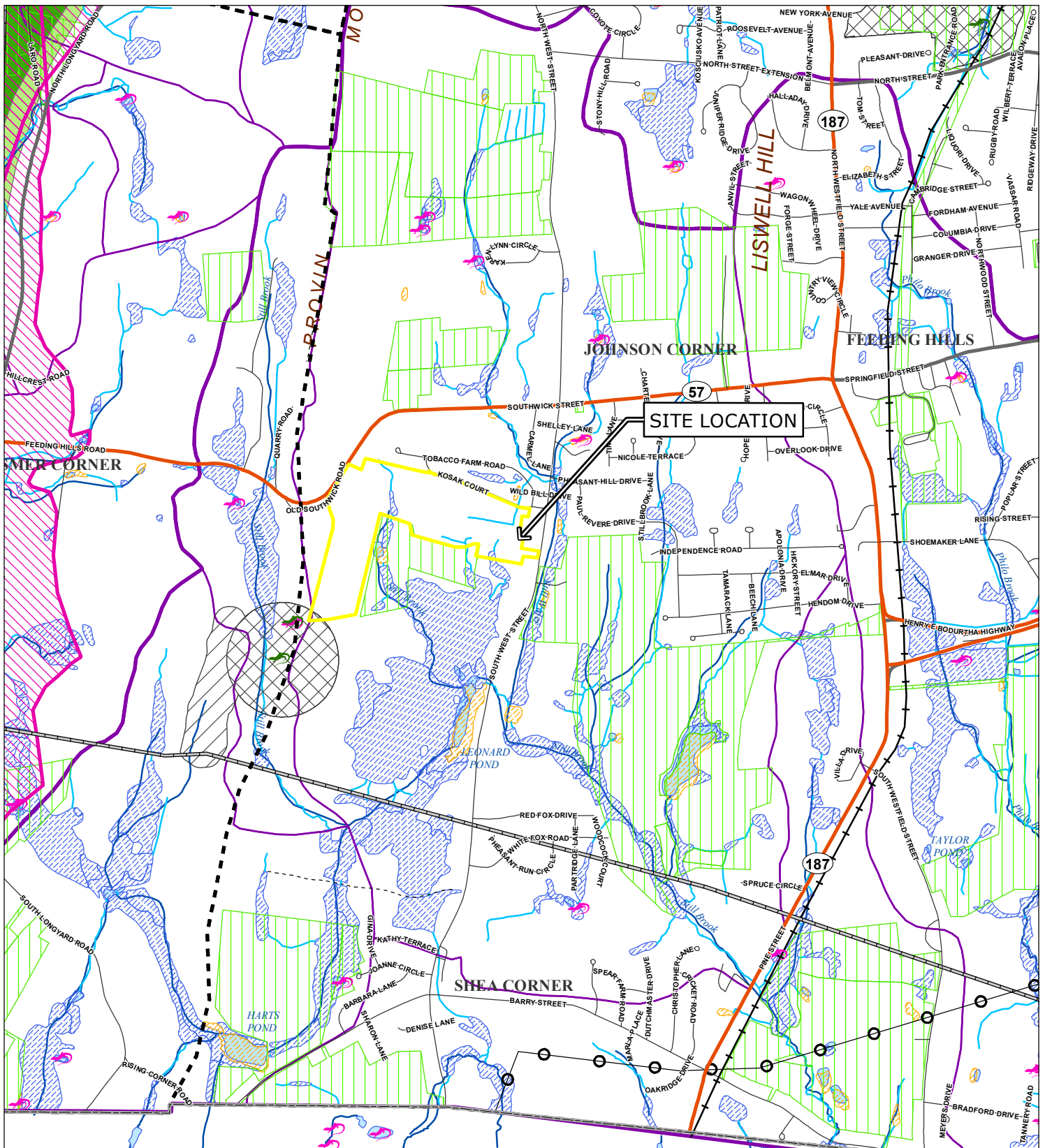
SCALE: AS SHOWN

C-202

APPENDIX B



EVERSOURCE	
Figure 1 - Site Location Boglich Farm Show-Up Facility Agawam, Massachusetts	
May 2024	
Tighe & Bond	

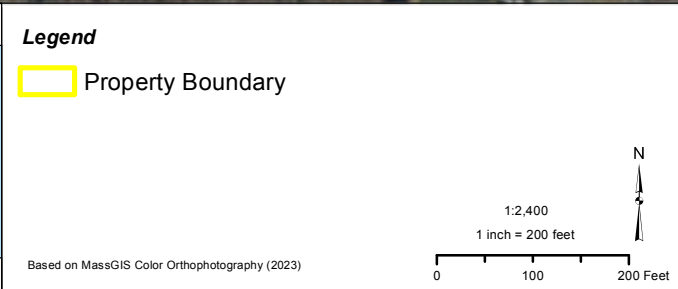
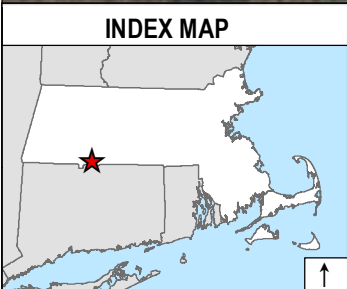
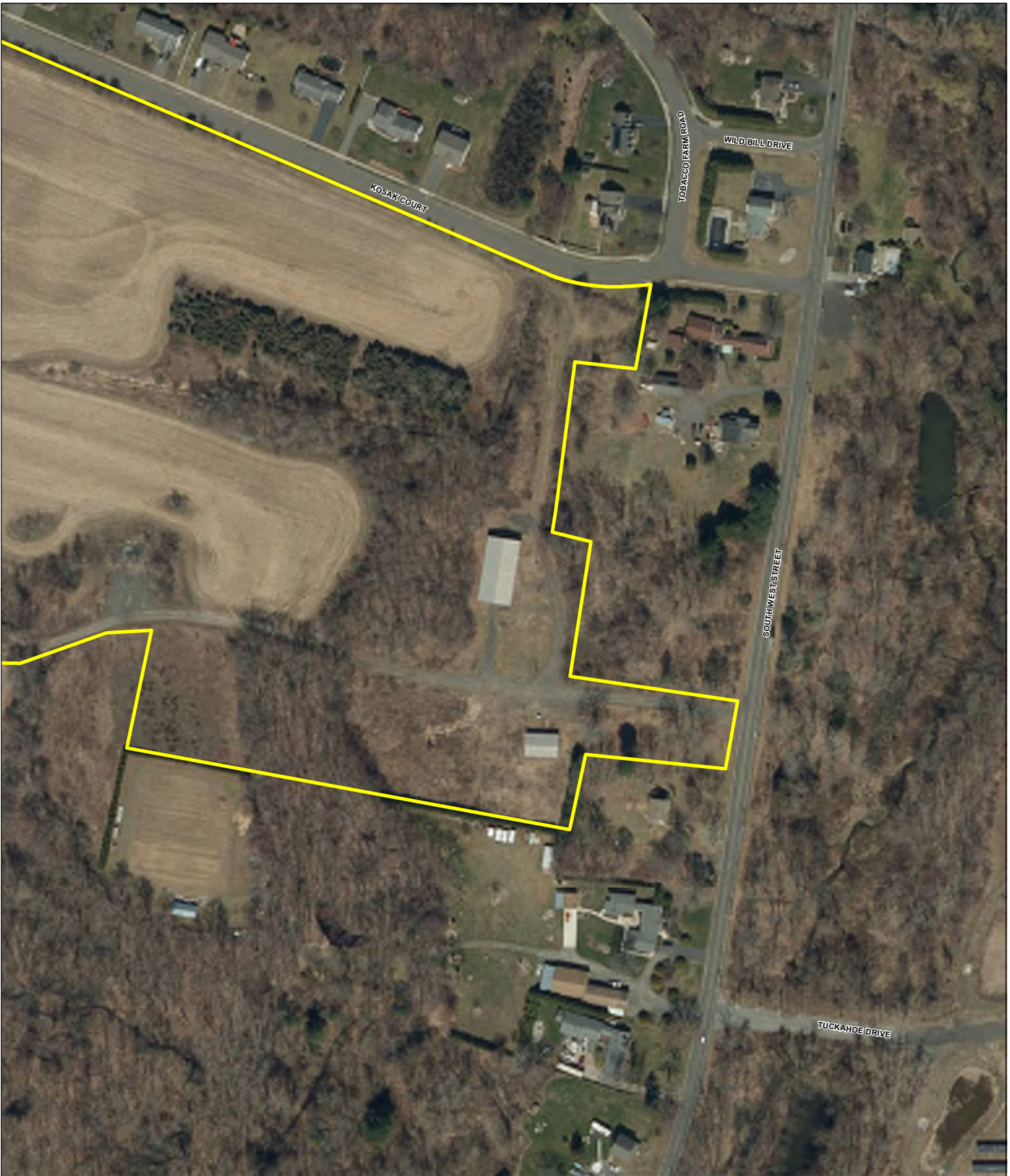


EVERSOURCE

Figure 2 - Priority Resources
Boglich Farm
Show-Up Facility
Agawam, Massachusetts

May 2024

Tighe & Bond

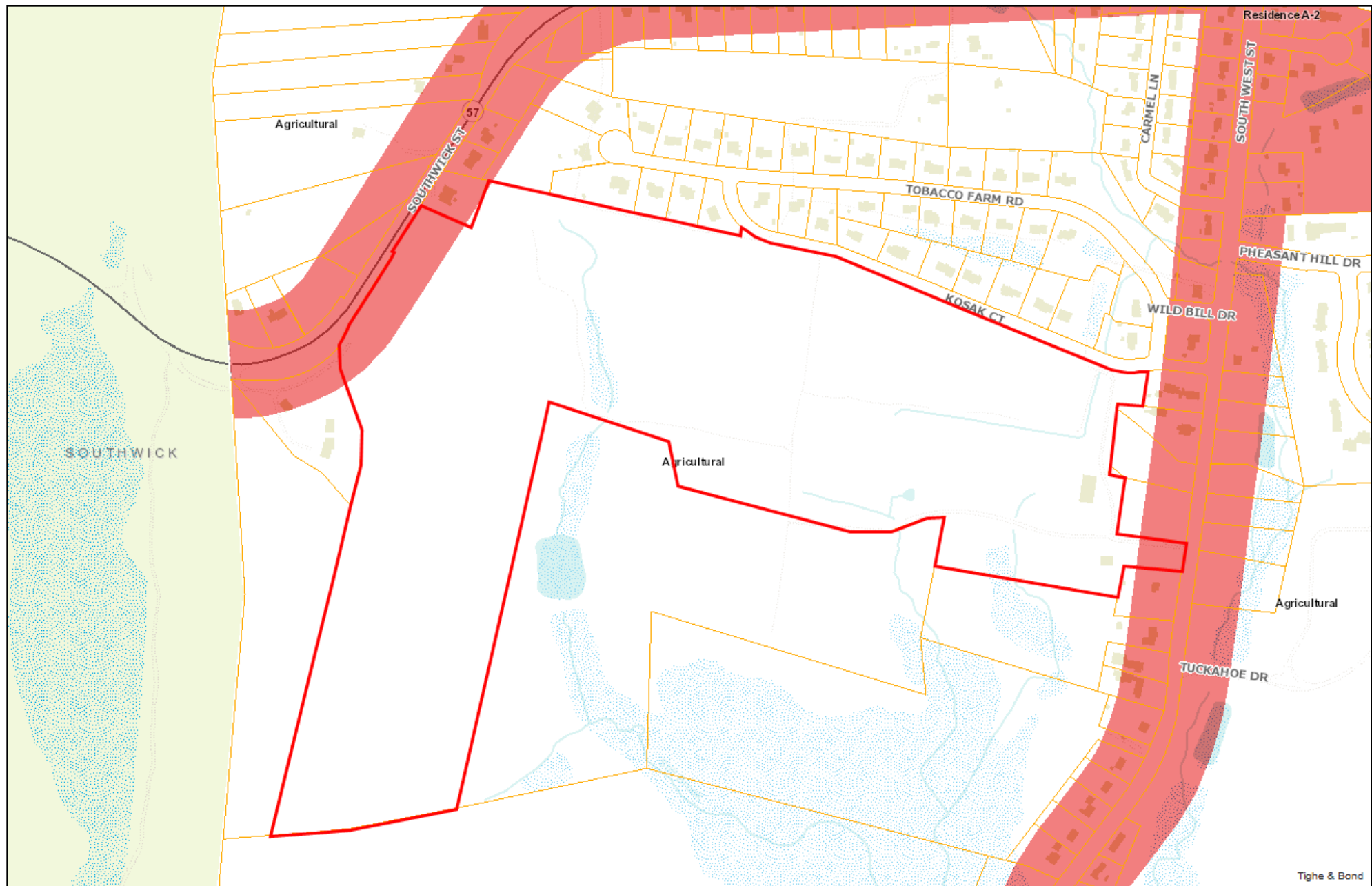


EVERSOURCE

Figure 3 - Orthophotograph
Boglich Farm
Show-Up Facility
Agawam, Massachusetts

May 2024

Tighe & Bond

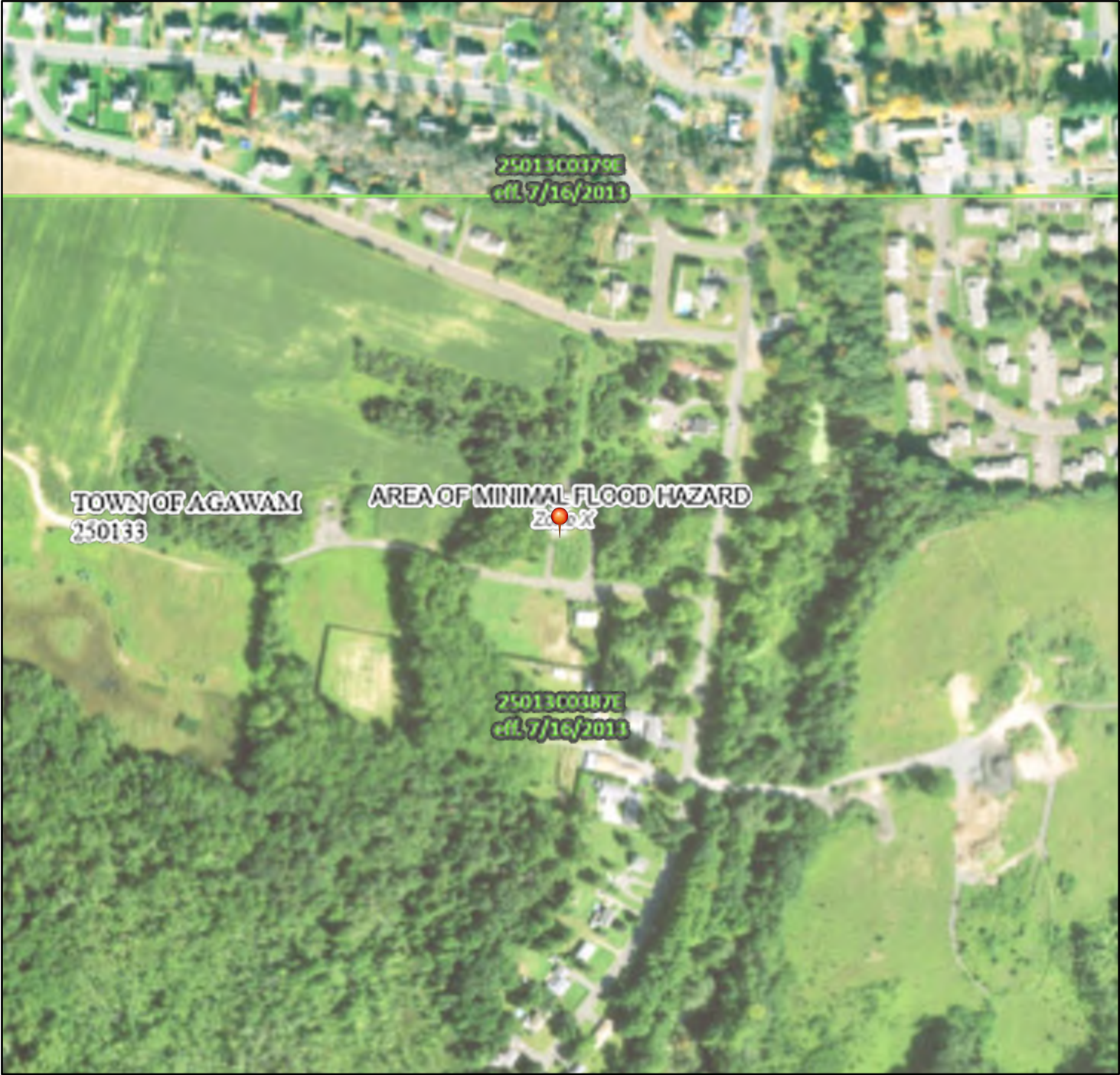


The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

8/15/2023 1:42:36 PM
Scale: 1"=500'
Scale is approximate



ff1



HW

ff1

HQ

Q)657 754(65)55.557

65\$2 65\$5		LWKRW %DH)PRGPHDWLRQ % -RQHS 9 \$
		LWK%RUFBWK -RQHS 9 \$ 9 \$
		\$HODMRU)PRG

26\$2 26\$5		\$QDD &QPH)PRG-EPUG \$JHV R QDDQD RQPHIORRGZWKDHUHDH G-BWKOHVWWDQQRQHRRW RU ZWKGDULQ DUHD/R OHVWWDQQRHVVDUEOHQ;
		XWUH&QLWLQV\$QDD &QPH)PRG-EPUG -RQ;
		\$JHZWK\$GPH)PRG\$VNGHWR HMH GHHRMHV -RQ;
		\$JHZWK)PRG\$VNGHWRHMH -RQ'

26\$6 65\$6		\$JHRIQLBD)PRG-EPUG -RQ;
		(HFWLYHJ
		\$JHRIQHWBQGP)PRG-EPUG -RQ'
		&QDD &OYUW RU BVRUPHJ
		HMH'LNH RU)PRGDDO

26\$6		\$JRW)HFWLRQ/ZWK\$QDD &QPH
		DVHU BUIPHOHYDWLRQ
		&DWDQ TUDQPHW
		%DH)PRGPHDWLRQLQH %
		LEW R BVBG
		-XULGLFWLRQ%RQDD
		&DWDQ TUDQPHW %DHLQH
		\$JRLQH%DHLQH
65\$6		\$JRUDBLF)DVXUH
		LJLWDD DWD\$DLODDH
		RLJLWDD DWD\$DLODDH
65\$6		QDSSG
		7HSLQQLVSDHGRQWKHBSLV)QDSSRLBWH SLQV VHOHFWHGBWKHXU DQGGRHVQRV UHBUH DQDWRULWDLVYHSURSHUW)RFDWLQ

S

7KLVBSFFBOLHVZWK)BVWDDQDUGVIRU WKHXHR
GLJLWDD IORGBS/LJLW LVQRW YRLGDVGHFWLHGBORZ
7KHEDHBSVRRQFFBOLHVZWK)BVEDHBS
DPRURWDDQDUGV

7KHIORRGKQUGLQRUBMLRQLVGHULYHGLUHFWO\IURWKH
DWRULWDLVYHJZEYHUYLHV)SURLGHGB) 7KLVBS
ZV)SRUWHGRQ DV 3 DQGGRHVQRV
UHOHFW RQGHV RU DQDQV VBXHXQV WRWLVGDWHDQG
WLP 7KHJ)DQGHIIHFWLHQLRUBMLRQB)RQQRU
BFFHVSHUWHGBQZGDVDRYUWLP

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HOFQWVGRQRV DSSDU EDHBSLBU IORGF)RQDDEOV
OH)QG VDDHEDU BSRUHWLRQGDWH FFRQWALGHQWLHJV
)SSDQD QH-U DQG)SHHFWLYHGDWH DSLBHVIRU
XQDSSGDQGXQGUQLJGDVH)RQQRV BHXHGIRU
UHOHFWRUSURSHV

APPENDIX C



The Commonwealth of Massachusetts
Town of Agawam
Inspection Services - Building Department
1000 Suffield Street, Agawam MA 01001 - (413) 821-0632

OFFICE ONLY
INSPECTION SERVICES

SEP 29 2023

TOWN OF AGAWAM

Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.
For digital submissions, please confirm receipt. A complete application will be processed within 30 days.
The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION

a. Street Address 180 South West Street b. Zoning District Agricultural/Residential A-2
c. Assessor's Map B8_1 d. Lot(s) 2
e. Registry of Deeds Book 18054 f. Page 352
g. Overlay Districts ☐ Historic Preservation ☐ Mixed-Use Business C
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site

2) APPLICANT & OWNER INFORMATION

a. Applicant Name John Ivanisin b. Applicant Phone 860-462-7092
c. Applicant Email john.ivanisin@eversource.com
d. Applicant Mailing Address PO Box 270 Hartford, CT 06141
e. Applicant Relationship to Property ☐ Owner ☒ Agent ☐ Other:
f. Representative Name (if any) Tracy Adamski g. Rep. Phone 413-572-3256
h. Rep. Email tjadamski@tighebond.com
i. Owner Mailing Address PO Box 270 Hartford, CT 06141
j. Owner Name (if different) Western Mass Electric CO Eversource Energy k. Owner Phone 860-462-7092
l. Owner Email john.ivanisin@eversource.com
m. Owner Mailing Address PO Box 270 Hartford, CT 06141

3) PROJECT & SITE DETAILS

NOTE: Any omission of requested information may result in an INCOMPLETE determination

	Existing		Proposed		FOR BUILDING DEPT. REVIEW REQUIRED / NCU	
			☐ No changes to building, site or lot			
a. Lot Size	80.12	SF	80.12	SF	LOT SIZE	☐
b. Frontage	105	FT	105	FT	FRONTAGE	☐
c. Front Lot Line	250	FT	250	FT	FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT 410 R: 105	FT	L: 410 FT R: 105	FT	SIDE SB	☐
e. Rear Lot Line	2,455	FT	2,455	FT	REAR SB	☐
f. Building Height	25	FT	25	FT	BLDG HT	☐
g. Total BLDG/Res Area	8,304 SF	SF	8,304 SF	SF	AREA UN	☐
h. BLDG Coverage (Footprint)	8,304 SF 0.24 % of lot	% of lot	8,304 SF 0.24 % of lot	% of lot	LOT COVER	☐
i. Impervious Coverage	8,304 SF 0.24 % of lot	% of lot	8,304 SF 0.24 % of lot	% of lot	IMPERVIOUS	☐
j. Parking/Loading Spaces	P: 12 L:		P: 12 L:		PARKING	☐
k. Bicycle/EV Charge Spaces	B: EV:		B: EV:		BIKE/EV	☐
l. Signs (Size & Type)	x T:		x T:		SIGNS	☐
m. Fence (Size & Type)	LIN FT T:		LIN FT T:			
n. Wetland Area	46,138	SF	46,138	SF		
o. Utility Services	☒ Town Water ☐ Town Sewer		☒ Town Water ☐ Town Sewer		NON-CONFORMING USE	☐

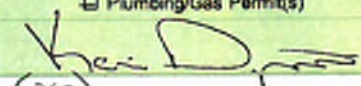
p. Current Use of Property Vacant	
q. Proposed Use of Property Show-Up Site	
r. Project Description Eversource is proposing to make minimal changes to the site to use it as a "show-up" facility. Building 1 is proposed to be used as an indoor meeting space and comfort station. Building 2, the existing warehouse, will be used to park up to 12 Eversource trucks inside. A new gravel laydown area is proposed.	
s. I have attached additional narrative, plans or supporting materials (any oversized plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, <u>CONSERVATION COMMISSION</u> review is required.	☒ Yes ☐ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u> : [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☒ Yes ☐ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/or curb cuts.	☒ Yes ☐ No

4) CERTIFICATION

This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments. Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.

Signature 	Date 9/28/2023
☐ Applicant ☒ Applicant's Representative	

ZONING DETERMINATION - OFFICE USE ONLY

☐ Approved ☒ Denied: ☒ The proposed use is not permitted in the subject zoning district ☐ Only permissible with variance relief from the Zoning Board of Appeals			
* Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
§ 180-11-(SR)	☐ Building Permit(s)	☒ Special Permit(s)	☒ Planning Board
§ 180-13-B Site Plan	☐ Electrical Permit(s)	☒ Site Plan Review	☒ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council
Town Building Official 	Issue Date	9/29/2023	
§ 180-43-A (032) This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8. Revised 09/08/2022			

APPENDIX D

This Document was prepared by:

O'Connell, Flaherty & Attmore, LLC
1350 Main Street
Springfield, MA 01103

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-02-2009 @ 11:55am
Ct1#: 442 Doc#: 73445
Fee: \$12,654.00 Cons: \$2,775,000.00

After Recording Please Return to:

This space reserved for recording purposes

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that ARTHUR P. BOGLISCH & SONS, INC., a Connecticut corporation registered to do business in the Commonwealth of Massachusetts, with an office in the Town of Windsor Locks, Hartford County, and State of Connecticut, for consideration paid, and in full consideration of Two MILLION SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$2,775,000.00), grant to WESTERN MASSACHUSETTS ELECTRIC COMPANY, a Massachusetts corporation, with an office, in the City of Springfield, Hampden County, and Commonwealth of Massachusetts *at one Federal Street, Building 111-4*

WITH QUITCLAIM COVENANTS:

A certain piece or parcel of land with the buildings and improvements thereon, situated in the Town of Agawam, and County of Hampden, and State of Massachusetts, shown as "115.48267± Acres" on a plan entitled "Arthur P. Boglisch & Sons, Inc. Property Survey" dated August 2009, prepared by Vanasse Hangen Brustlin, Inc. and recorded in the Hampden County Registry of Deeds in Book of Plans 356, Page 28, said parcel being more particularly described on Schedule A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by Deed recorded in Book 5042, Page 249 and by Deed recorded in Book 8792, Page 307.

~~The sale of the premises described upon Exhibit A does not constitute a sale of all or substantially all of the Grantor's assets in the Commonwealth of Massachusetts~~
IN WITNESS WHEREOF, the said ARTHUR P. BOGLISCH & SONS, INC. has caused these presents to be signed, acknowledged and delivered in its name and behalf by JEFFREY P. BOGLISCH, ITS PRESIDENT and GLENN BOGLISCH, ITS TREASURER this 2nd day of November, 2009.

ARTHUR P. BOGLISCH & SONS, INC.,

Witness

Witness

JEFFREY P. BOGLISCH, PRESIDENT

GLENN BOGLISCH, TREASURER

Southwest Street and Southwick Street, Agawam, Massachusetts

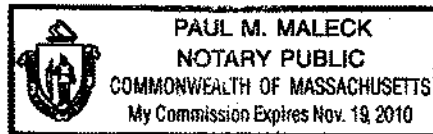
STATE OF MASSACHUSETTS :

: SS.

November 2, 2009

COUNTY OF HAMPDEN :

Then personally appeared the above named JEFFREY P. BOGLISCH, PRESIDENT of ARTHUR P. BOGLISCH & SONS, INC., who proved to me through satisfactory evidence of identification, which was [] driver's license or [☒] personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of said corporation, before me,



A handwritten signature in cursive script, appearing to read "Paul M. Maleck", written over a horizontal line.

Notary Public

My Commission Expires:

STATE OF MASSACHUSETTS :

: SS.

November 2, 2009

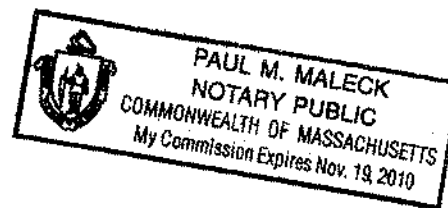
COUNTY OF HAMPDEN :

Then personally appeared the above named GLENN BOGLISCH, TREASURER of ARTHUR P. BOGLISCH & SONS, INC., who proved to me through satisfactory evidence of identification, which was [] driver's license or [☒] personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of said corporation, before me,

A handwritten signature in cursive script, appearing to read "Paul M. Maleck", written over a horizontal line.

Notary Public

My Commission Expires:



Schedule A

Beginning at a point, said point being on the southerly side of Kosak Court being a rebar set with brass cap at the northwesterly corner of land Now or Formerly Lisa Mackechnie:

Thence S 10°15'20" W bounded easterly by land Now or Formerly Lisa Mackechnie a distance of 131.09' to a point;

Thence N 82°26'10" W bounded southerly by land Now or Formerly George E. Reed, Jr. a distance of 94.31' to a point;

Thence S 07°33'48" W bounded easterly by land Now or Formerly George E. Reed and land Now or Formerly the Commonwealth of Massachusetts, in part by each a distance of 263.85' to a point;

Thence S 76°15'30" E bounded northerly by land Now or Formerly the Commonwealth of Massachusetts a distance of 58.76' to a rebar with brass cap set;

Thence S 08°29'11" W bounded easterly by land Now or Formerly the Commonwealth of Massachusetts a distance of 208.58' to a 1" pipe;

Thence S 81°30'49" E bounded northerly by land Now or Formerly the Commonwealth of Massachusetts a distance of 260.00' to a rebar with brass cap set;

Thence S 08°17'41" W along the westerly side of Southwest Street a distance of 105.00' to a point;

Thence N 84°18'11" W bounded southerly by land Now or Formerly Naida King ET AL a distance of 213.59' to a concrete monument;

Thence S 11°47'16" W bounded easterly by land Now or Formerly Naida King ET AL, land Now or Formerly Dale T. Boglisch & Sandra L. Boglisch, in part by each a distance of 373.44' to a point;

Thence S 12°01'41" W bounded easterly by land Now or Formerly Guy R. St. Pierre & Raquel St. Pierre a distance of 100.48' to a concrete monument;

Thence N 72°34'26" W bounded southerly by land Now or Formerly The South Street Realty C/O James S. Hwang a distance of 698.10' to a concrete monument;

Thence S 04°52'37" E bounded easterly by land Now or Formerly The South Street Realty C/O James S. Hwang a distance of 214.66' to a concrete monument;

Thence N 72°11'47" W bounded southerly by land Now or Formerly The South Street Realty C/O James S. Hwang a distance of 1070.40' to a concrete monument;

Thence S 02°13'57" W bounded easterly by land Now or Formerly The South Street Realty C/O James S. Hwang a distance of 582.65' to a 1" pipe;

Thence S 79°04'29" W bounded southerly by land Now or Formerly John S. Lane & Son, Inc. a distance of 724.70' to a rebar with brass cap set;

Thence S 80°03'57" W bounded southerly by land Now or Formerly John S. Lane & Son, Inc. a distance of 402.93' to a rebar with brass cap set;

Thence S 83°58'54" W bounded southerly by land Now or Formerly John S. Lane & Son, Inc. a distance of 87.31' to a concrete monument;

Thence S 86°39'20" W bounded southerly by land Now or Formerly John S. Lane & Son, Inc. a distance of 209.49' to a rebar with brass cap set;

Thence N 14°34'03" E bounded westerly by land Now or Formerly Mark D. Olson & Nancy M. Olson a distance of 1413.09' to a 1" pipe;

Thence N 02°59'33" E bounded westerly by land Now or Formerly Mark D. Olson & Nancy M. Olson a distance of 130.00' to a rebar with brass cap set;

Thence N 19°20'50" W bounded westerly by land Now or Formerly Mark D. Olson & Nancy M. Olson a distance of 238.49' to concrete monument;

Thence N 01°32'59" W bounded westerly by land Now or Formerly Mark D. Olson & Nancy M. Olson a distance of 91.16' to concrete monument;

Thence along a curve along the easterly side of Southwick Street (Route 57) curving to the left, with an arc length of 80.73', a radius of 311.05', a tangent of 40.59', an included angle of 14°52'13", and a chord of 80.50' with a bearing of N 27°45'09" E to a point;

Thence N 21°36'06" E along the easterly side of Southwick Street (Route 57) a distance of 6.91' to a point;

Thence N 33°22'52" E along the easterly side of Southwick Street (Route 57) a distance of 312.24' to a point;

Thence N 56°37'08" W along the easterly side of Southwick Street (Route 57) a distance of 10.00' to a concrete monument;

Thence N 33°22'52" E along the easterly side of Southwick Street (Route 57) a distance of 199.11' to a point;

Thence S 81°41'00" E bounded northerly by land Now or Formerly Nikolay Dipon a distance of 137.32' to a point;

Thence N 13°34'30" E bounded westerly by land Now or Nikolay Dipon a distance of 132.00' to a rebar with brass cap set;

Thence S 76°49'00" E bounded northerly by land Now or Formerly Susan A. Mirski & Michael A. Mirski, land Now or formerly Rudolph Piotrowski & Karen A. Piotrowski, land Now or Formerly James H. Barton & Deborah A. Barton, land Now or Formerly Gerard S. Satkowski & Carol A. Satkowski, land Now or Formerly Brian M. Kane and land Now or Formerly Michael A. Tami & Marsha J. Tami, in part by each a distance of 1044.70' to a point;

Thence N 13°10'30" E bounded westerly by land Now or Formerly Michael A. Tami & Marsha J. Tami a distance of 31.25' to a pin;

Thence along a curve along the southerly side of Kosak Court curving to the left, with an arc length of 120.00', a radius of 225.00', a tangent of 61.46', an included angle of 30°33'27", and a chord of 118.58' with a bearing of S 61°32'16" E to a concrete monument;

Thence S 76°49'00" E along the southerly side of Kosak Court a distance of 249.71' to a point;

Thence S 67°00'00" E along the southerly side of Kosak Court a distance of 1085.60' to a concrete monument;

Thence along a curve along the southerly side of Kosak Court curving to the left, with an arc length of 124.24', a radius of 250.00', a tangent of 63.43', an included angle of 28°28'25", and a chord of 122.97' with a bearing of S 81°14'12" E to a concrete monument;

Thence N 84°31'35" E along the southerly side of Kosak Court a distance of 34.13' to a rebar with brass cap set to the point of beginning.

Containing approximately 5,030,425 square feet (115.48267 acres).

Subject to easement rights granted by William Smith to Quinnehtuk Company dated February 2, 1932 and recorded with the Hampden County Registry of Deeds in Book 1511, Page 471.

Subject to easement rights granted by Nelson King to Quinnehtuk Company dated January 18, 1932 and recorded as aforesaid in Book 1513, Page 113.

Subject to terms of a Boundary Line Agreement dated February 7, 1975 in Book 4109, Page 303. See deed from Louis Richards, et ux to Tobacco Farms, Inc. dated February 10, 1975 in Book 4109, Page 307, and deed from Tobacco Farms, Inc. to Louis Richard, et ux dated February 10, 1975 in Book 4109, Page 309, all as shown on Plans 157, Pages 28 and 29.

Subject to the terms of an Easement Agreement and Deed dated July 9, 1993 in Book 8491, Page 515, and dated February 17, 1994 in Book 8782, Page 307.

Subject to an Agricultural/Horticultural Land Tax Lien issued by the Town of Agawam dated June 9, 1994 and recorded as aforesaid in Book 8872, Page 340.

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

APPENDIX E

Parcel ID	Owner	Owner Address	Owner City	Owner State	Owner Zip	Address
1 B9 2 23	ADHIKARI TARA N	143 KOSAK CT	FEEDING HILLS	MA		1030 143 KOSAK CT
2 B8 2 3	BERKSHIRE OMEGA CORP	PO BOX 421	PITTSFIELD	MA		1201 74 KOSAK CT
3 B9 2 34	BETOURNAY ALAN	134 TOBACCO FARM RD	FEEDING HILLS	MA		1030 134 TOBACCO FARM RD
4 C8 1 1	BOGLISCH DALE T	202 SOUTH WEST ST	FEEDING HILLS	MA	01030 1053	202 SOUTH WEST ST
5 C7 1 5	BOGLISCH DALE T	202 SOUTH WEST ST	FEEDING HILLS	MA	01030 1053	SOUTH WEST ST
6 B9 2 30	BREAULT MICHAEL J	174 TOBACCO FARM RD	FEEDING HILLS	MA		1030 174 TOBACCO FARM RD
7 C8 4 11	CLAPP ROBERT W L/E	100 SOUTH WEST ST	FEEDING HILLS	MA		1030 100 SOUTH WEST ST
8 B9 3 4	CLARK ROGER A	104 KOSAK CT	FEEDING HILLS	MA		1030 104 KOSAK CT
9 C8 5 3	COLLINS CHARLENE M	5 TOBACCO FARM RD	FEEDING HILLS	MA		1030 5 TOBACCO FARM RD
10 A9 1 2	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	610 SOUTHWICK ST
11 A9 1 1	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	632 SOUTHWICK ST
12 A8 1 2	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	650 SOUTHWICK ST
13 C8 2 11	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	123 SOUTH WEST ST
14 C8 2 12	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	137 SOUTH WEST ST
15 C8 2 13	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	141 SOUTH WEST ST
16 C8 1 10	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	SOUTH WEST ST
17 C8 2 14	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	157 SOUTH WEST ST
18 C8 1 3	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	170 SOUTH WEST ST
19 C8 2 15	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	165 SOUTH WEST ST
20 C8 2 16	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	173 SOUTH WEST ST
21 C8 2 17	COMMONWEALTH OF MASS	10 PARK PLAZA	BOSTON	MA	02116 3973	187 SOUTH WEST ST
22 C8 1 4	COMMONWEALTH OF MASS.	10 PARK PLAZA	BOSTON	MA	02116 3973	SOUTH WEST ST
23 B9 3 6	CONCHIERI MICHAEL P	103 TOBACCO FARM RD	FEEDING HILLS	MA		1030 103 TOBACCO FARM RD
24 B8 2 4	CRESSOTTI JEAN A	64 KOSAK CT	FEEDING HILLS	MA		1030 64 KOSAK CT
25 B9 2 20	DIGIACOMO CRAIG	593 SOUTHWICK ST	FEEDING HILLS	MA		1030 593 SOUTHWICK ST
26 B9 2 19	DIPON NIKOLAY	605 SOUTHWICK ST	FEEDING HILLS	MA		1030 605 SOUTHWICK ST
27 B9 3 1	DONOVAN MICHAEL J JR	144 KOSAK CT	FEEDING HILLS	MA		1030 144 KOSAK CT
28 B9 2 31	DUSSAULT DAVID B	164 TOBACCO FARM RD	FEEDING HILLS	MA		1030 164 TOBACCO FARM RD
29 B9 2 35	FRAZEE JEFFRY S	124 TOBACCO FARM RD	FEEDING HILLS	MA		1030 124 TOBACCO FARM RD
30 C8 5 2	GRANT HARRISON L	17 TOBACCO FARM RD	FEEDING HILLS	MA		1030 17 TOBACCO FARM RD
31 B9 3 3	HAMEL LEO J	120 KOSAK CT	FEEDING HILLS	MA	01030 1838	120 KOSAK CT
32 B7 1 5	HWANG JAMES S	5 JONQUIL LN	LONGMEADOW	MA		1106 SOUTH WEST ST
33 B8 2 1	JACK LLOYD E	96 KOSAK CT	FEEDING HILLS	MA		1030 96 KOSAK CT
34 B7 1 1	JOHN S LANE + SON INCORPORATED	311 EAST MOUNTAIN ROAD	WESTFIELD	MA	01085 1841	SOUTH WEST ST
35 C8 5 5	KEHOE ROSAMARIA	40 KOSAK CT	FEEDING HILLS	MA		1030 40 KOSAK CT
36 B9 2 26	KIEFFER JOHN A	181 TOBACCO FARM RD	FEEDING HILLS	MA		1030 181 TOBACCO FARM RD
37 C8 1 2	KING ARTHUR G	188 SOUTH WEST ST	FEEDING HILLS	MA		1030 188 SOUTH WEST ST
38 B9 3 10	KRESOCK-INGENOHL DENISE M	63 TOBACCO FARM RD	FEEDING HILLS	MA		1030 63 TOBACCO FARM RD
39 B9 2 22	KUDLIC JOHN G	17 NORTH WEST ST	FEEDING HILLS	MA		1030 LOT D SOUTHWICK ST
40 C8 2 10	LAREAU ROBERT	115 SOUTH WEST ST	FEEDING HILLS	MA	01030 1052	115 SOUTH WEST ST
41 B9 3 9	LINARES JOSE M	73 TOBACCO FARM RD	FEEDING HILLS	MA		1030 73 TOBACCO FARM RD
42 C8 1 9	MACKECHNIE LISA A	PO BOX 486	FEEDING HILLS	MA	01030 0486	132 SOUTH WEST ST
43 C8 1 8	MIRSKI MICHAEL A	114 SOUTH WEST ST	FEEDING HILLS	MA		1030 114 SOUTH WEST ST
44 B9 3 5	O'CONNOR MICHAEL T	113 TOBACCO FARM RD	FEEDING HILLS	MA	01030 1253	113 TOBACCO FARM RD
45 A8 2 1	OLSON MARK D	PO BOX 301	FEEDING HILLS	MA	01030 0301	675 SOUTHWICK ST
46 A8 2 2	OLSON MARK D	PO BOX 301	FEEDING HILLS	MA	01030 0301	SOUTHWICK ST

Parcel ID	Owner	Owner Address	Owner City	Owner State	Owner Zip	Address
47 B9 3 8	OWENS DAVID C L/E	83 TOBACCO FARM RD	FEEDING HILLS	MA		1030 83 TOBACCO FARM RD
48 A8 1 1	PARISIEN DONALD	662 SOUTHWICK ST	FEEDING HILLS	MA	01030 1081	662 SOUTHWICK ST
49 A8 1 3	PARISIEN DONALD	662 SOUTHWICK ST	FEEDING HILLS	MA	01030 1081	SOUTHWICK ST
50 B9 2 21	PEDERZANI LANNETTE	583 SOUTHWICK ST	FEEDING HILLS	MA		1030 583 SOUTHWICK ST
51 B9 2 29	PERYEU PIOTR	184 TOBACCO FARM RD	FEEDING HILLS	MA		1030 184 TOBACCO FARM RD
52 B9 2 27	PIOTROWSKI RUDOLPH	191 TOBACCO FARM RD	FEEDING HILLS	MA		1030 191 TOBACCO FARM RD
53 C8 5 1	PROGULSKE BRITTANY M	53 TOBACCO FARM RD	FEEDING HILLS	MA		1030 53 TOBACCO FARM RD
54 A9 1 3	PROGULSKE DONALD A	592 SOUTHWICK ST	FEEDING HILLS	MA	01030 0422	592 SOUTHWICK ST
55 B9 3 2	RAINVILLE JUSTIN E	129 TOBACCO FARM RD	FEEDING HILLS	MA		1030 129 TOBACCO FARM RD
56 C8 1 5	REED JR GEORGE E	142 SOUTH WEST ST	FEEDING HILLS	MA		1030 142 SOUTH WEST ST
57 B9 2 33	RUSSO FERNANDO	142 TOBACCO FARM RD	FEEDING HILLS	MA		1030 142 TOBACCO FARM RD
58 B9 2 25	SATKOWSKI GERARD S	171 TOBACCO FARM RD	FEEDING HILLS	MA	01030 1063	171 TOBACCO FARM RD
59 B9 3 7	SCHERPA CHLOE	93 TOBACCO FARM RD	FEEDING HILLS	MA		1030 93 TOBACCO FARM RD
60 C9 1 12	SCHWARZ WILLIAM J III	56 TOBACCO FARM RD	FEEDING HILLS	MA		1030 56 TOBACCO FARM RD
61 B8 2 2	SIMARD CHRISTINE R	84 KOZAK CT	FEEDING HILLS	MA		1030 84 KOZAK CT
62 C7 1 4	ST PIERRE GUY R	244 SOUTH WEST ST	FEEDING HILLS	MA		1030 244 SOUTH WEST ST
63 B8 2 5	STOLAR RICHARD C TR	54 KOZAK CT	FEEDING HILLS	MA		1030 54 KOZAK CT
64 B9 2 24	TAYLOR MAUREEN J	161 TOBACCO FARM RD	FEEDING HILLS	MA		1030 161 TOBACCO FARM RD
65 C7 2 4	TOWN OF AGAWAM	36 MAIN ST	AGAWAM	MA	01001 1837	38 TUCKAHOE DR
66 B9 2 28	WARD GREGORY L	C/O ELFA WARD	WEST HARTFORD	CT		6119 194 TOBACCO FARM RD
67 B8 1 2	WESTERN MASS ELECTRIC CO EVERSOURCE ENERGY	PO BOX 270	HARTFORD	CT		6141 SOUTH WEST ST
68 C8 1 7	WESTERN MASS ELECTRIC CO EVERSOURCE ENERGY	PO BOX 270	HARTFORD	CT		6141 180 SOUTH WEST ST
69 B9 2 32	WYMAN KEVIN M	154 TOBACCO FARM RD	AGAWAM	MA		1001 154 TOBACCO FARM RD
70 071_005	AGAWAM BOWMAN INC	PO BOX 122	AGAWAM	MA		1001 309 FEEDING HILLS RD

APPENDIX F

Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglish Farms "Show-Up" Site

Site: Agawam, MA



Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglish Farms "Show-Up" Site

Site: Agawam, MA



Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglich Farms "Show-Up" Site

Site: Agawam, MA

Photograph No.: 5	Date: 07-12-2023	Direction Taken: North
Description: Inside of Building 2 that would be used as a storage garage.		
		

Photograph No.: 6	Date: 07-12-2023	Direction Taken: South
Description: Gravel driveway and backdoor of Building 2 that would be used as a storage garage.		
		

Appendix F - Photographic Log

Client: Eversource Energy	Job Number: E-5034-211
Boglish Farms "Show-Up" Site	
Site: Agawam, MA	

Photograph No.: 7	Date: 07-12-2023	Direction Taken: West
Description: Gravel driveway and side door of Building 2, which would be used as a storage garage. The surrounding lawn would be cut back and maintained.		
		

APPENDIX G



Town of Agawam

Planning & Community Development

36 Main Street
Agawam, MA 01001
Telephone:
413-786-0400 ext. 8245
Fax: 413-786-9927

PLANNING BOARD

August 16, 2024

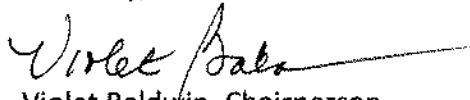
Western Massachusetts Electric Company dba Eversource Energy
c/o John Ivanisin
P.O Box 270
Hartford, CT 06141

Dear Mr. Ivanisin:

At its duly called meeting held on August 15, 2024, the Agawam Planning Board approved the site plan entitled "Eversource Energy Boglisch Farms Show-Up Facility 180 S West Street Agawam, Massachusetts"; prepared by Tighe&Bond and dated May 2024, revised August 2024 conditional on approval from the Zoning Board of Appeals.

If you have any questions, please contact this office at 786-0400, extension 8245.

Sincerely,

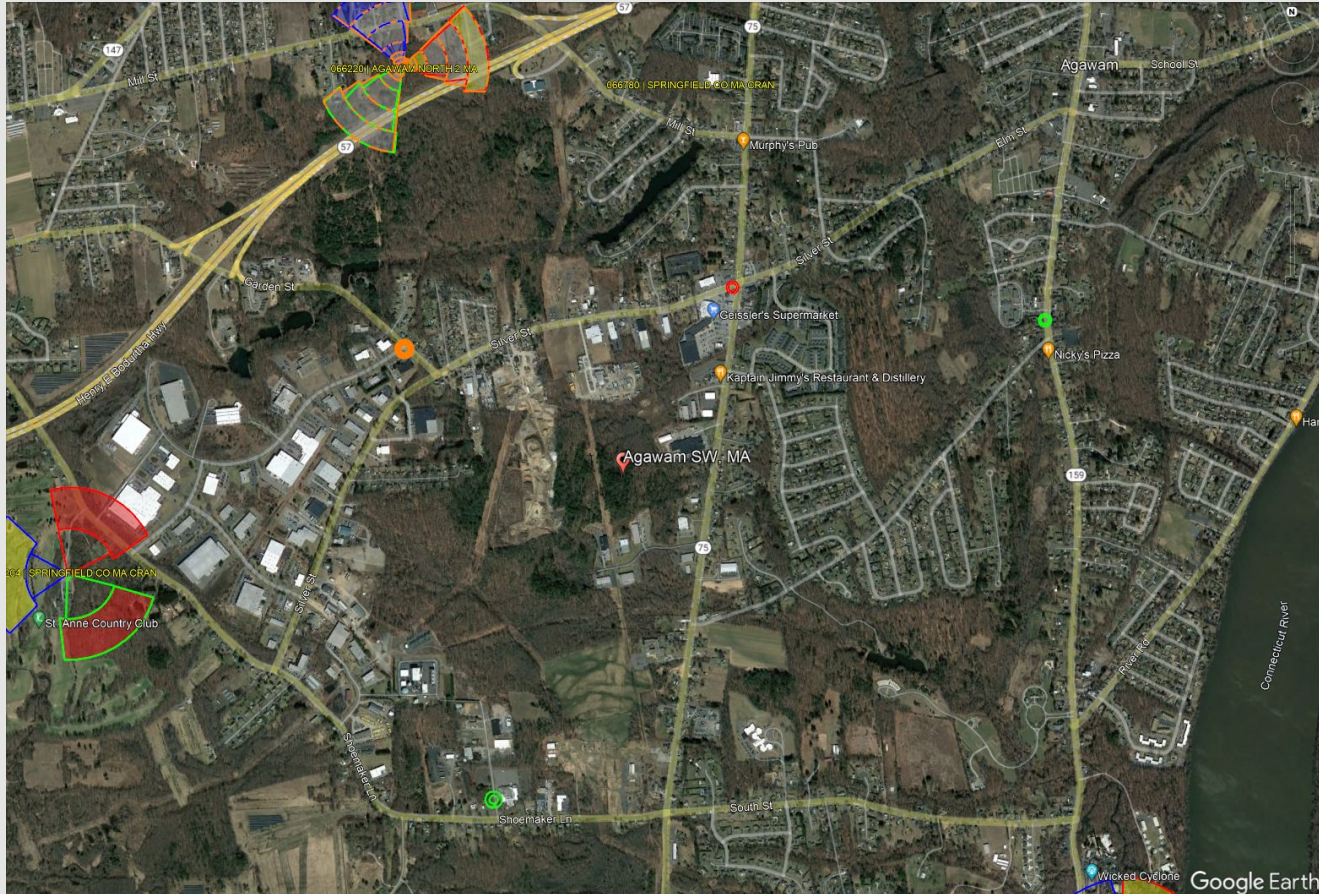

Violet Baldwin, Chairperson
Agawam Planning Board

Cc: Tighe&Bond
Engineering Department
Inspection Services
Town Clerk & File



Verizon Wireless Communications Facility

RF Height Justification – Agawam SW, MA



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Prepared by:
Kip DiVito
July, 2024

Overview:

Many factors are considered when choosing a height at which antennas are placed to meet coverage objectives. Variables such as terrain variations, tree heights, large buildings, or other obstacles will determine how successful a wireless design will be for the network and its customers.

Considering terrain when building a wireless tower facility is crucial for optimizing signal propagation and coverage. Terrain features such as hills, valleys, and mountains can significantly impact how radio waves travel. High elevations are ideal for tower placement because they provide a vantage point that allows signals to cover larger areas and bypass obstacles. Conversely, placing antennas in a valley or behind a hill can result in poor coverage and signal dropouts due to the obstructive nature of the terrain.

Placing antennas above the tree line is crucial for optimizing signal strength and coverage. Trees, with their dense foliage, can significantly obstruct radio signals, leading to signal attenuation and degraded network performance. By placing antennas above the tree line, Verizon can ensure that the signal will have a clear line of sight, minimizing interference and maximizing the range and reliability of the network. At the proposed location there are currently trees with heights ranging from 100-120' and the ability to grow higher. Placing our antennas above the height of the trees is a crucial step for Verizon to meet our coverage objectives.

Moreover, building a cell tower that accommodates multiple carriers offers significant advantages for both the carriers and the residents around the tower. From an infrastructure standpoint, shared towers reduce the need for multiple standalone structures, leading to cost savings, reduced land usage. Unfortunately, if a tower isn't built with this in mind, collocators are left with the choice to either build an entirely new tower or extend the height of the existing tower.

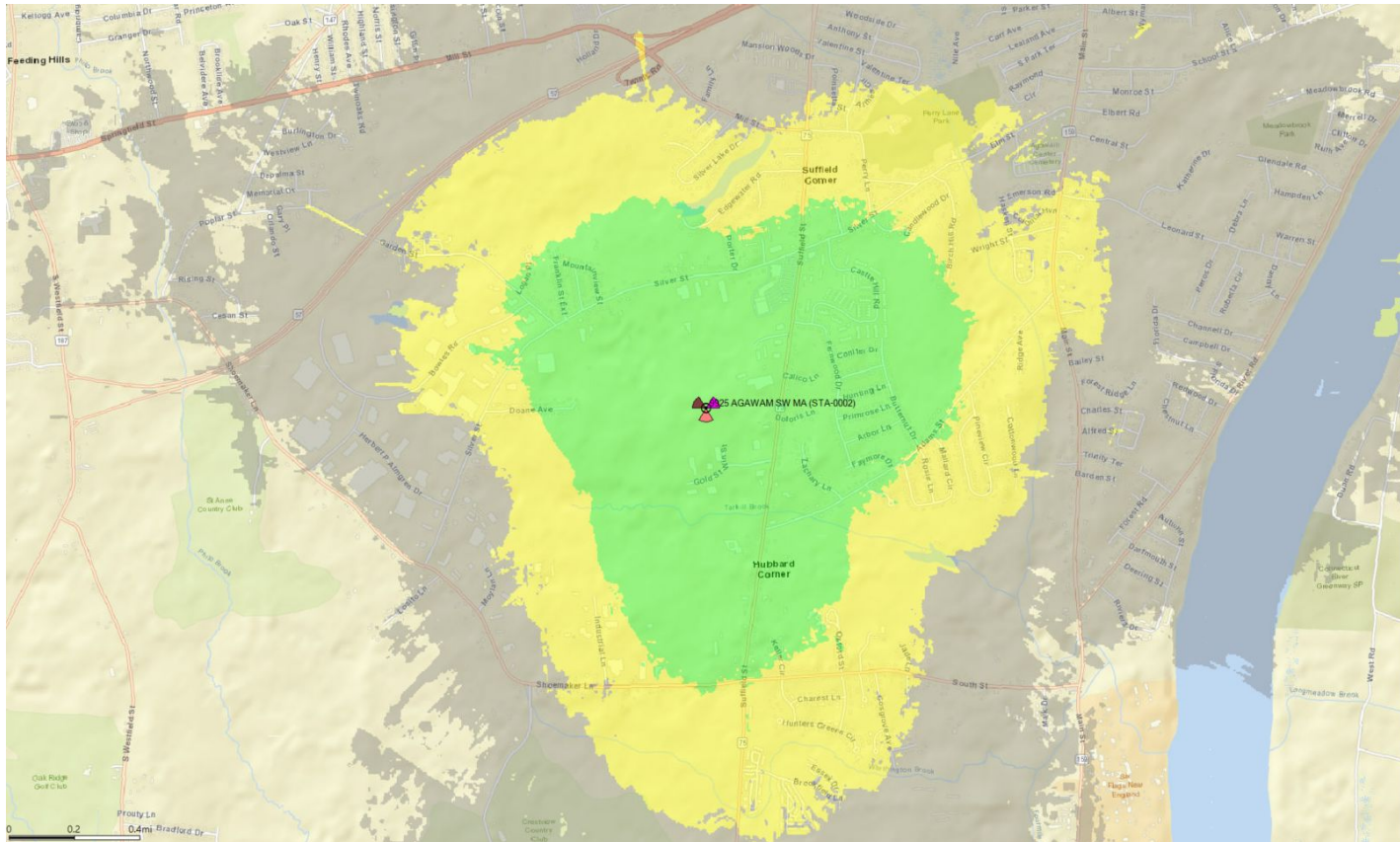
The proposed Agawam SW, MA site is designed with an antenna height of 145' AGL and a tower height of 160' AGL. This design will meet Verizon's coverage requirements while allowing space for collocators and maintaining a safe distance to clear the trees and their future growth.



Coverage @ 700 MHz:

- 105 = (Gray) On-Street Coverage
- 95 = (Yellow) In-Vehicle Coverage
- 85 = (Green) In-Building Coverage

Agawam SW, MA Proposed 700 MHz 4G Coverage @ 145'



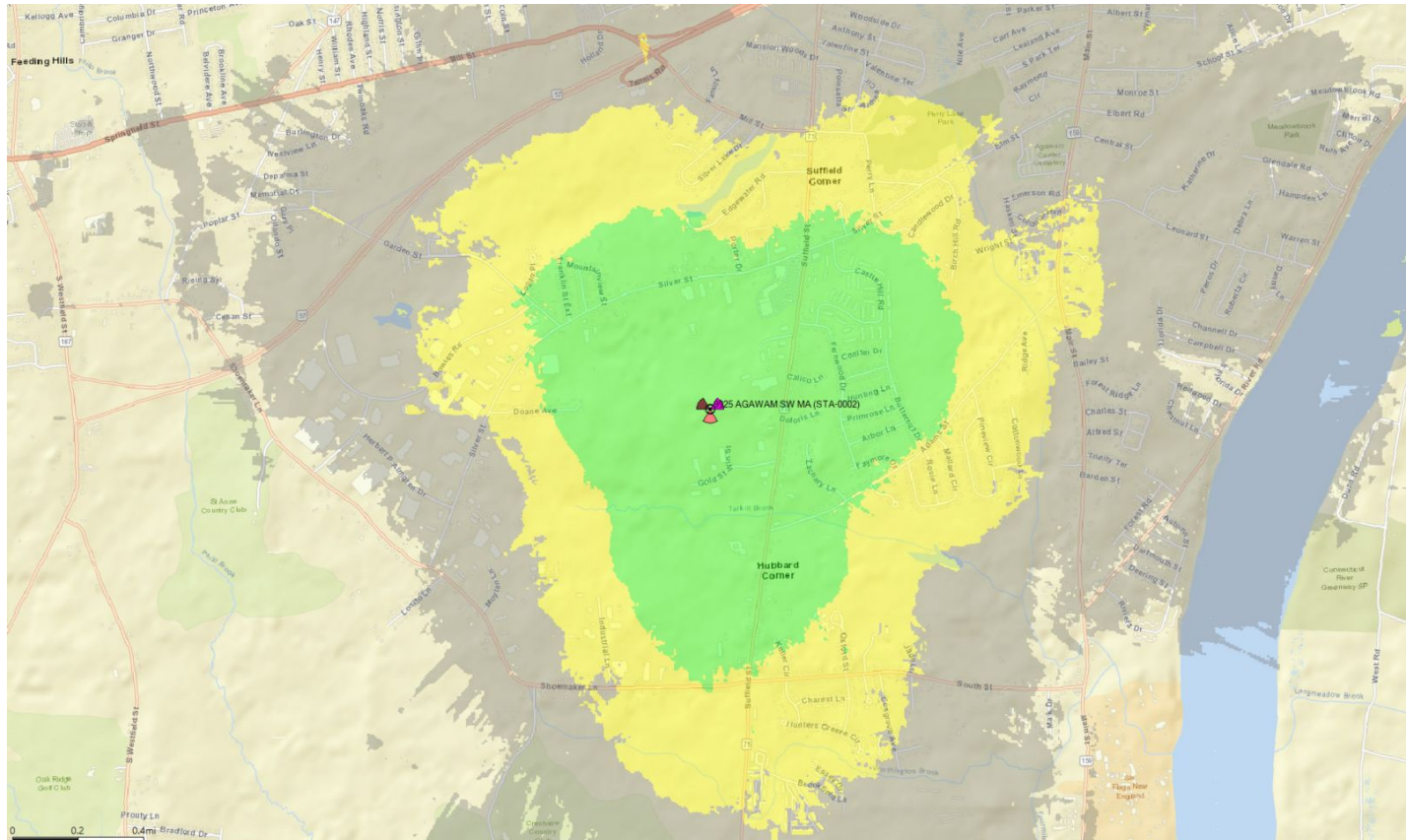
The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.



Coverage @ 700 MHz:

- 105 = (Gray) On-Street Coverage
- 95 = (Yellow) In-Vehicle Coverage
- 85 = (Green) In-Building Coverage

Agawam SW, MA Proposed 700 MHz 4G Coverage @ 135'



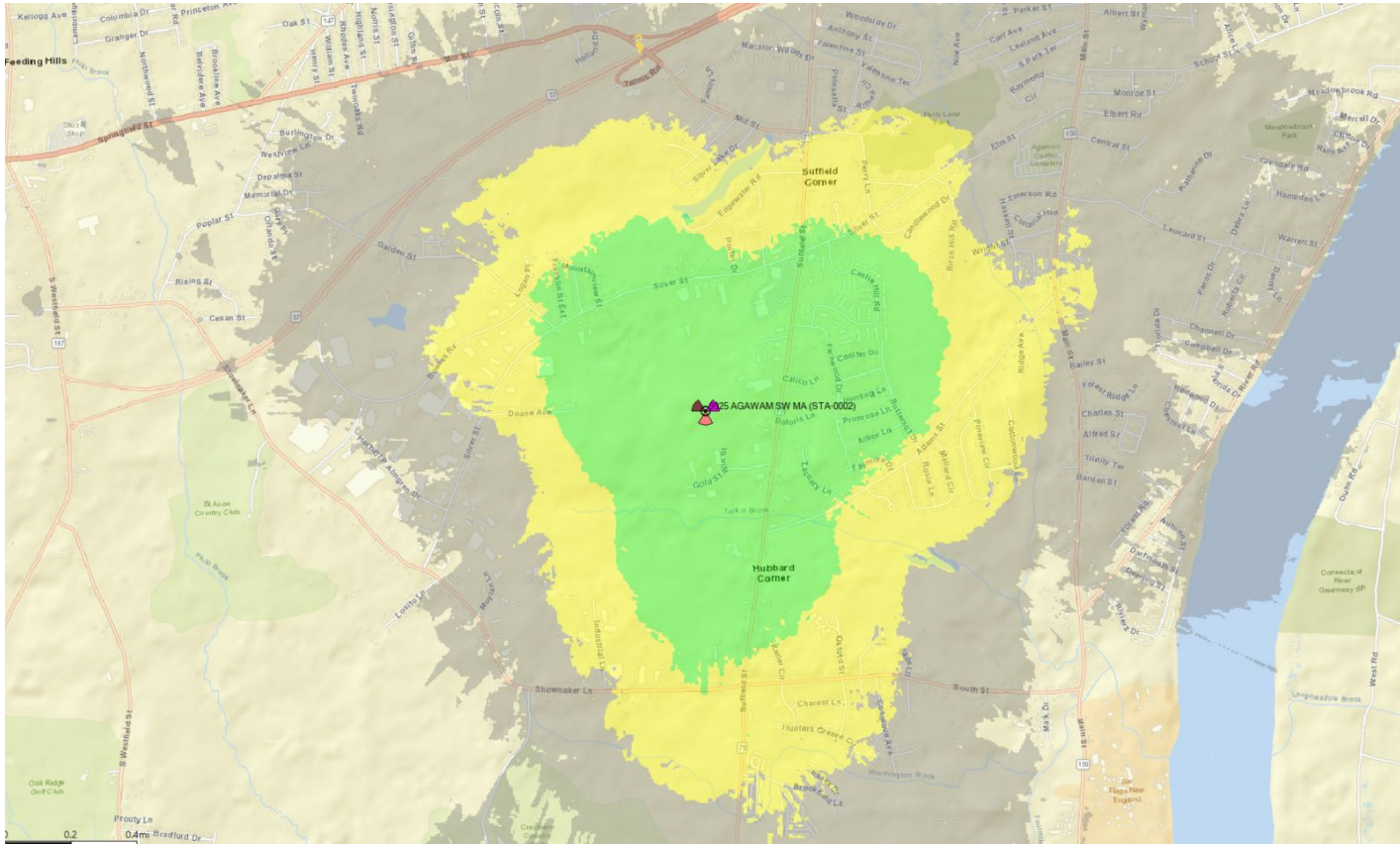
The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.



Coverage @ 700 MHz:

- 105 = (Gray) On-Street Coverage
- 95 = (Yellow) In-Vehicle Coverage
- 85 = (Green) In-Building Coverage

Agawam SW, MA Proposed 700 MHz 4G Coverage @ 125'



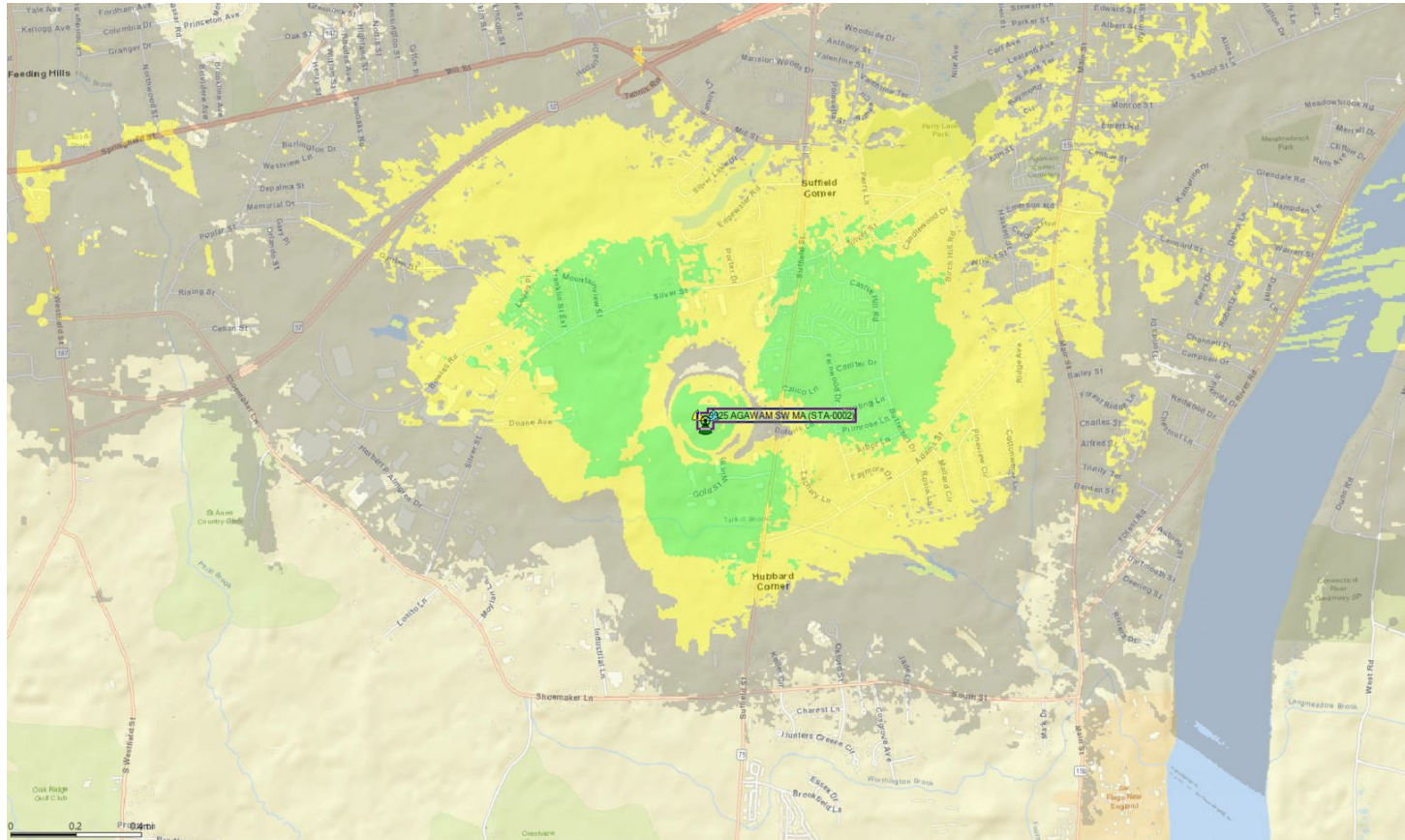
The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.



Coverage @ 2100 MHz:

- 105 = (Gray) On-Street Coverage
- 95 = (Yellow) In-Vehicle Coverage
- 85 = (Green) In-Building Coverage

Agawam SW, MA Proposed 2100 MHz 4G Coverage @ 145'



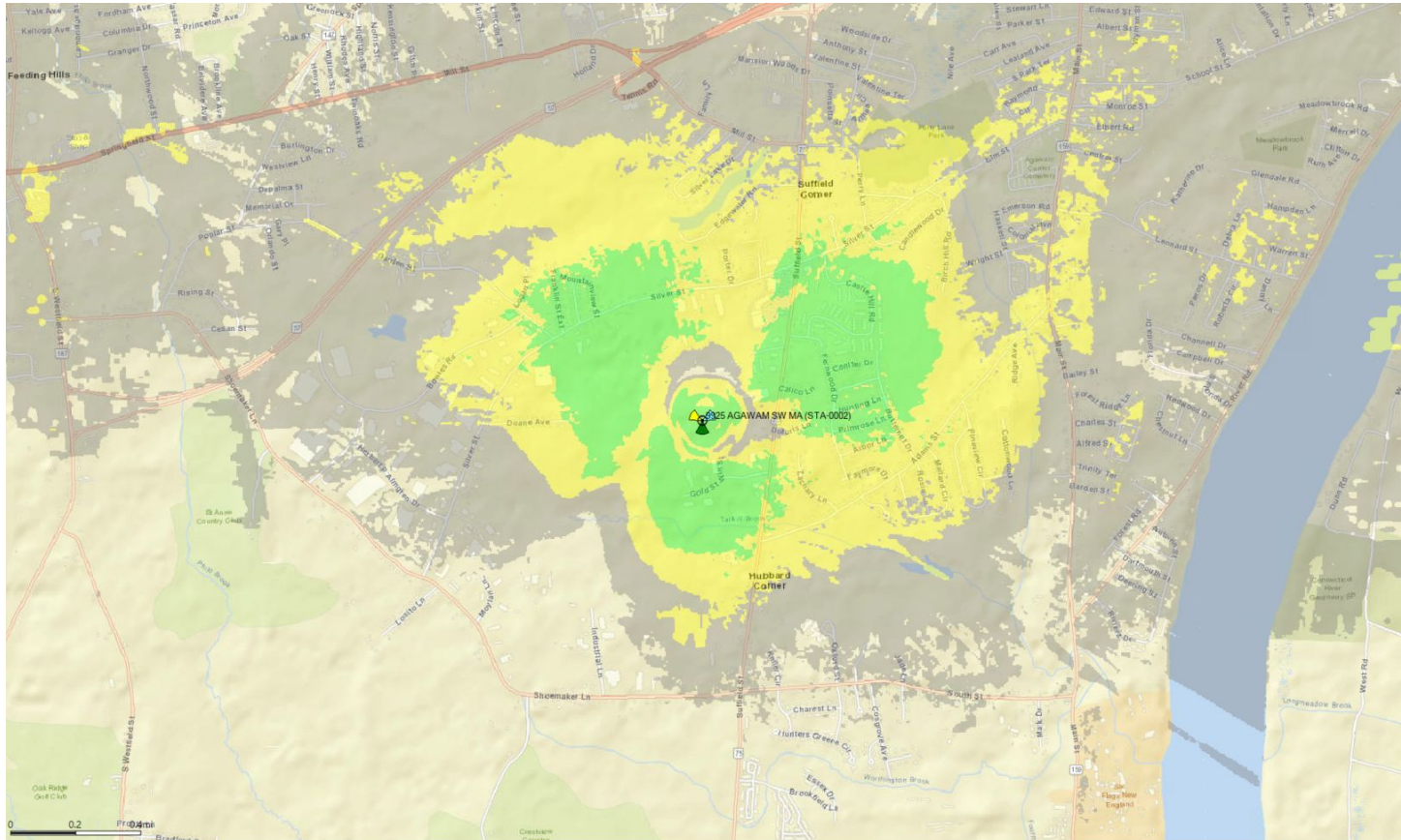
The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.



Coverage @ 2100 MHz:

- 105 = (Gray) On-Street Coverage
- 95 = (Yellow) In-Vehicle Coverage
- 85 = (Green) In-Building Coverage

Agawam SW, MA Proposed 2100 MHz 4G Coverage @ 135'



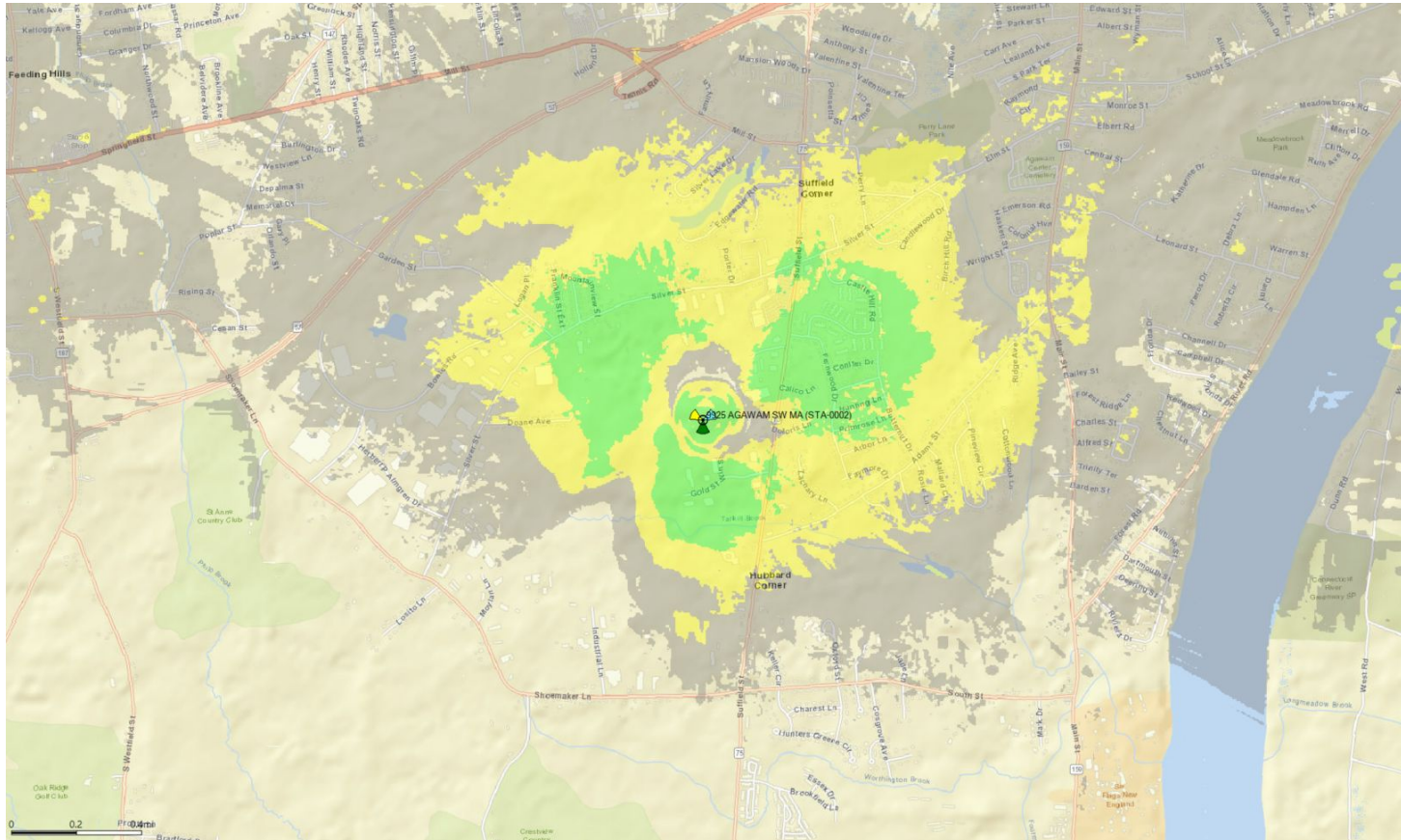
The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.



Coverage @ 2100 MHz:

- 105 = (Gray) On-Street Coverage
- 95 = (Yellow) In-Vehicle Coverage
- 85 = (Green) In-Building Coverage

Agawam SW, MA Proposed 2100 MHz 4G Coverage @ 125'



The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.



Verizon is part of your community. Because we live and work there too.

We believe technology can help solve
our biggest social problems.

We're working with innovators,
community leaders, non-profits,
universities and our peers to
address some of the unmet
challenges in education, healthcare
and energy management.

Learn more about our corporate social
responsibility at www.verizon.com.



Thank you.

TOR-2023-4

First Reading 4/18/23
Second Reading 5/1/23
Approved

**AN ORDINANCE TO AMEND SECTION 94 OF CHAPTER 180 OF THE CODE OF
THE TOWN OF AGAWAM REGARDING THE WIRELESS
TELECOMMUNICATIONS OVERLAY DISTRICT**

(Sponsored by Mayor William P. Sapelli)

WHEREAS, Chapter 180 of the Code of the Town of Agawam is the municipal zoning ordinance; and

WHEREAS, Section 94 of Chapter 180 provides for a wireless telecommunication overlay district within the geographic boundaries of the Town of Agawam; and

WHEREAS, subsection B of Section 94 if the parcels contained within the overlay district; and

WHEREAS, the Town of Agawam owns 1000 Suffield Street, a 39.75 acre parcel that currently houses the operations of the Department of Public Works, Inspection Services other municipal departments and the Western Mass. Office of the Massachusetts Emergency Management Agency (MEMA); and

WHEREAS, the Town has received regular complaints over the years from citizens of faulty cellphone coverage in the central to southerly sections of Suffield Street, especially with Verizon customers; and

WHEREAS, the Town owns 1070 Suffield Street and is in the process of reconstructing the building for the location of a new municipal police station which will require enhanced support for the police telecommunication system; and

WHEREAS, a request for proposals (RFP) to enter into a lease agreement for the construction of a monopole tower was posted due to the misunderstanding that 1000 Suffield Street was already in the overlay district (based on the MEMA cell tower located to the front side of 1000 Suffield Street); and

WHEREAS, Cellco Partnership, doing business as Verizon Wireless, submitted a suitable proposal within the scope of the RFP; and

WHEREAS, the RFP can only be executed with 1000 Suffield Street being included in the overlay district and the City Council's authorization of a lease agreement; and

WHEREAS, the RFP includes the Town having the right of use for the top of the monopole, but the telecommunication issues for the police department continue to evolve and change over time and the inclusion of 1070 Suffield Street in the Overlay District will promote the needs of public safety; and

Original - Clerks
CC - Council
CC - Auditing

CC - Law
CC - Mayor

CC - DPL
CC - Emergency Management
CC - Planning

CC - I.T.

WHEREAS, it is in the best interest of the Town of Agawam to amend §180-94 (Wireless Telecommunications Overlay District) and include 1000 Suffield Street and 1070 Suffield Street in the Overlay District.

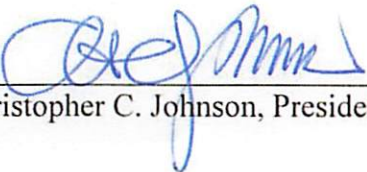
NOW THEREFORE, the Agawam City Council hereby resolves, ordains, amends and enacts the following insertions to subsection B of Section 94 of Chapter 180 of the Code of the Town of Agawam:

§180-94 Wireless Telecommunications Overlay District (WTOD)

Property Name	Assessor's Map, Block and Lot
Insert -Agawam Municipal Complex Annex 1000 Suffield Street	17 1 2
Insert -Agawam Police Station 1070 Suffield Street	16 1 9

Dated this 1st day of May, 2023.

PER ORDER OF THE AGAWAM CITY COUNCIL



Christopher C. Johnson, President

APPROVED AS TO FORM AND LEGALITY



Stephen J. Buoniconti, City Solicitor

MAYORAL ACTION

Received this 2nd day of May 2023 from Council Clerk.

Signed by Council President this 1st day of May 2023.

APPROVAL OF LEGISLATION

By the powers vested in me pursuant to Article 3, Section 3-6 of the Agawam Charter, as amended, I hereby approve the passage of the above legislation on this 2nd day of May 2023.



William P. Sapelli, Mayor

DISAPPROVAL OF LEGISLATION

By the powers vested in me pursuant to Article 3, Section 3-6 of the Agawam Charter, as amended, I hereby veto the passage of the above legislation on this _____ day of _____, 2023 for the following reason(s):

William P. Sapelli, Mayor

RETURN OF LEGISLATION TO COUNCIL CLERK

Returned to Council Clerk this 2nd day of May 2023.



SHATZ, SCHWARTZ AND FENTIN
COUNSELLORS AT LAW

July 18, 2024

Town of Agawam
Zoning Board of Appeals
36 Main Street
Agawam, MA 01001-1801

RE: Technical Review of Verizon Wireless Application for Personal Wireless Service Facility at 1000 Suffield Street, Agawam

We have reviewed the above referenced document from Isotrope Wireless dated July 9, 2024 (the “Review”) and understand the need for additional clarification regarding certain issues raised in the Review. We submit the following in response:

- The Review states on Page 1:

“It would be beneficial to know which technology Verizon intends to use on which bands, there is some information contained in the application that indicates operation on 6 bands, with the ERP and channel count for each band, which appears to somewhat match with the hardware specified on the plans, but without further information it’s not possible to know what changes may require additional MPE studies in the future.”

In response, please find the Emissions Report enclosed as Exhibit A, completed by Verizon’s radio frequency engineers, which provides a list of frequency bands that the proposed facility will use, and which Radio Access Technology is associated with the same.

- The Review states on Page 3:

“Nearest towers are already in use, with one notable exception – there appears to be another tower already existing on the DPW property, and this was not included in the alternatives analysis. If this tower is unsuitable for Verizon’s use for some reason, it should be addressed in the application narrative or the alternatives analysis.”

Springfield Office:
1441 Main Street, Suite 1100
Springfield, MA 01103
Tel: 413-737-1131

Northampton Office:
64 Gothic Street
Northampton, MA 01060
Tel: 413-584-1600

Albany Office:
6 Automation Lane
Albany, NY 12205
Tel: 800-737-4178

ssfpc.com

In response, Verizon states that it has judiciously evaluated the MEMA tower and concluded that the proposed tower in the rear of 1000 Suffield Street is the best solution to meet the objectives of the Town and Verizon. After months of trying to speak with MEMA about potential co-location on its tower and offering to complete preliminary due diligence, including a structural analysis, MEMA was non-committal and unresponsive. Thereafter, Verizon approached the Town about issuing an RFP for the subject site which to Verizon, was more desirable because of the better setback from the road and more limited view by residents. The proposed tower is shielded by a dense vegetative buffer, unlike the MEMA tower, and is the preferred location of the Town, through its lease. Additionally, by forgoing the MEMA tower as an alternative location, there is the added benefit to the town of rental income from the new tower. Verizon was the successful respondent in the competitive RFP process and assisted the Town in obtaining the necessary zone change from the Town Council to allow the proposed tower at the subject site. For these reasons, Verizon submits that the proposed location is superior to the MEMA tower when it comes to meeting the objectives of the Town and Verizon.

Additionally, please find the enclosed materials regarding alternative sites which were considered, but which Verizon does not control. Said documents are attached as Exhibit B and have been updated to include reference to Verizon's review of the MEMA tower.

- The Review states on Page 4:

"However, what is not clear from the information provided is whether 145' AGL is the minimum necessary height. The ZBA may wish to request additional documentation to justify the applicant's assertion that 145' AGL is the minimum height required."

In response, please find the Height Justification presentation enclosed as Exhibit C, prepared by Verizon's radio frequency engineer.

- The Review states on Page 2:

"It is not clear if the monopole will be designed both structurally and with appropriate exit ports to support additional carriers or any municipal uses. These should, if considered, be included in the initial monopole design, rather than requiring a future modification."

The tower will be designed for colocation as shown in the zoning drawings. The exit ports will be included in the construction drawings.

- The Review states on Page 3:

"Applicant asserts that this parcel (Map 17, Block 1, Lot 2) is contained in the WTOD. However, this parcel does not appear on the list contained online under §180-94 (B). This should be resolved."

This discrepancy has been resolved. On May 1, 2023, the Agawam City Council voted to add the above referenced parcel to the WTOD. Please see enclosed as Exhibit D, the City Council decision dated May 1, 2023.

- The Review states on Page 4:

"The zoning bylaw has removal requirements for PWSFs. They include a removal performance guaranty in the form of a cash bond."

We understand the above referenced requirement for a removal performance guaranty and Verizon will furnish the required guaranty prior to a building permit being issued.

- The Review states on Page 4:

"There is an insurance requirement protecting the property and people from damage, with annual notice to the Planning Board. Town-owned property must include the town as additional insured."

We understand the above referenced requirement for additional insurance for the town and Verizon will obtain such insurance prior to a building permit being issued.

If you have any questions, please do not hesitate to contact me. I look forward to your response.

Regards,



Michael A. Fenton

