



AGENDA

Monday, March 17, 2025 - 6:10 PM

Legislative Committee Meeting
Agawam Senior Center
954 Main Street
Agawam, MA 01001

March 3, 2025

ZC-2025-1 (PH-2025-3) - Petition for Zone Change by Calabrese Construction, LLC for property located at 27 Walnut Street; 0 High Street and 17 High Street (Assessor Parcel IDs: J17-1-1; J17-1-3 and J17-1-5) from the Business A and Industrial A District to the Residence B District

ADMINISTRATIVE SUB-COMMITTEE MINUTES

March 3, 2025

Members Present: Robert Rossi, Chair
Gerald Smith, Vice Chair
Edward Borgatti
Maria Valego

Absent: Dino Mercadante

Also Present: Councilors Hendrickson and Suffriti

Called to Order: Meeting was called to order by Chair Rossi at 6:30pm at the Agawam Senior Center Seminar Hall

AGENDA

1. Approval of minutes dated January 21, 2025

Motion to approve was moved by Councilor Smith and seconded by Councilor Valego.

The vote was 4 Yes, 0 No, 1 Absent (Councilor Mercadante) approving the minutes.

2. Eversource Pole Petition Public Hearing – 582 South Westfield Street

The Public Hearing was opened at 6:32. The following residents were present: Donna Davis, 582 South Westfield Street; Wendy Brown, 87 Mountain Road, North Granby, Ct.; Stephen Czerpak, 544 South Westfield Street. They are questioned having these poles placed on the opposite side of the street. Motion to send a positive recommendation to the Full Council made by Councilor Smith and seconded by Councilor Borgatti.

Eversource agrees to substantially erect these placements in accordance with approved plans for each location as filed with the Town of Agawam with specific reference to pole placements for this petition(s).

The vote was 4 Yes, 0 No, 1 Absent (Councilor Mercadante)

3. Any other business that may legally come before the Committee.

None.

4. Adjournment.

Motion to adjourn was moved by Councilor Valego and seconded by Councilor Smith. Meeting was adjourned at 6:53pm.

Respectfully submitted by:

Councilor Robert Rossi
Chair Administrative Committee

**PETITION FOR ZONE CHANGE BY CALABRESE CONSTRUCTION, LLC
FOR PROPERTY LOCATED AT
27 WALNUT STREET; 0 HIGH STREET; 0 OLD RIVER and 17 HIGH STREET
(ASSESSOR PARCEL IDS: J17-1-1; J17-1-3 and J17-1-5)
FROM THE BUSINESS A AND INDUSTRIAL A DISTRICT
TO THE RESIDENCE B DISTRICT**

WHEREAS, Calabrese Construction, LLC is the owner of the parcels of land located at 27 Walnut Street; 0 High Street; 0 Old River and 17 High Street (Assessor Parcel IDs: J17-1-1; J17-1-3 and J17-1-5) (the "Parcels"); and

WHEREAS, Calabrese Construction, LLC (the "Petitioner") submitted a Petition to change the zoning on the Parcels on January 23, 2025; and

WHEREAS, the Parcels are currently partially in the Business A District and partially in the Industrial A District; and

WHEREAS, the Petitioner desires to change the zoning of the Parcels from the Business A and Industrial A District to the Residence B District; and

WHEREAS, the Petitioner indicates in its Petition that "*The purpose of the proposed Zoning Map Amendment is to better facilitate the future proposed construction of a residential development with associated site improvements.*"; and

WHEREAS, the Petitioner further indicates in its Petition that the zone change "*will be desirable and without substantial detriment to the public good*"; and

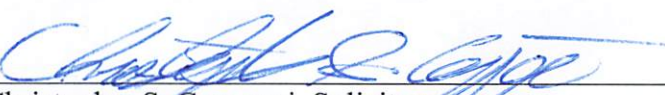
NOW THEREFORE, the Agawam City Council hereby resolves to change the zoning of the Parcels of land located at 27 Walnut Street; 0 High Street; 0 Old River and 17 High Street (Assessor Parcel IDs: J17-1-1; J17-1-3 and J17-1-5) from the Business A and Industrial A District to the Residence B District.

Dated this _____ day of _____, 2025.

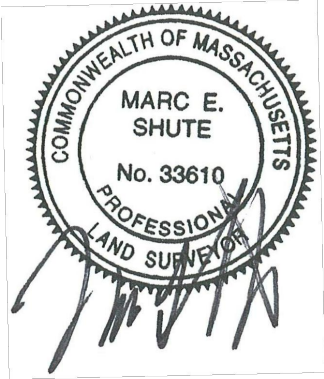
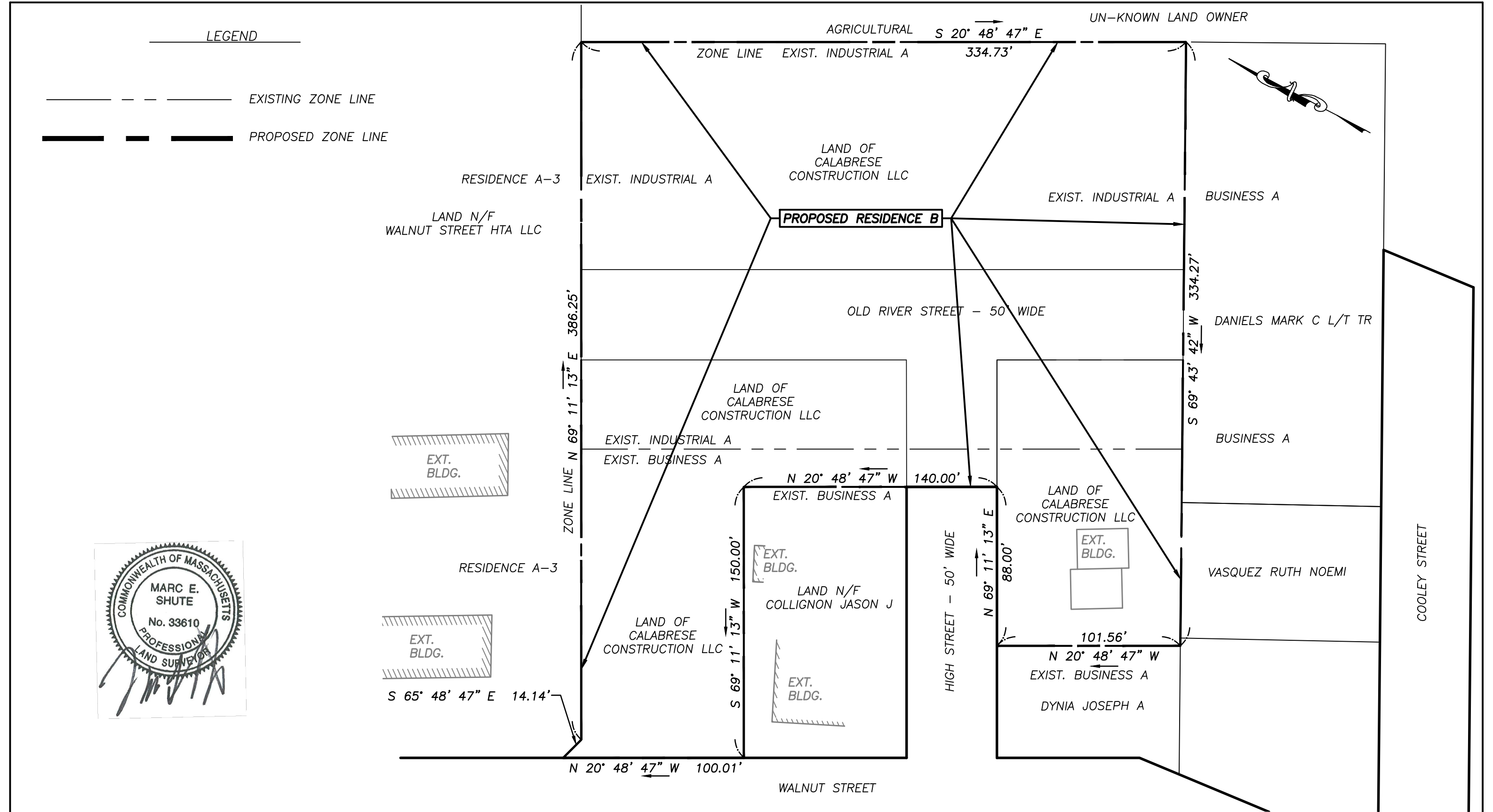
PER ORDER OF THE AGAWAM CITY COUNCIL

Rosemary Sandlin, President

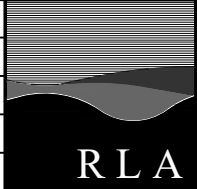
APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



REVISION:	DATE:
SCALE: 1" = 50'	DATE: 1-17-2025
JOB NO.: 220627	



R LEVESQUE ASSOCIATES, INC

Landscape Architects · Civil Engineers · Land Surveys · Environmental Consultants

40 School Street · P.O. Box 640 · Westfield, MA 01086
ph: 413.568.0985 fax: 413.568.0986 rland.com

PLAN FOR PROPOSD ZONE CHANGE

27 WALNUT STREET AND OLD RIVER STREET

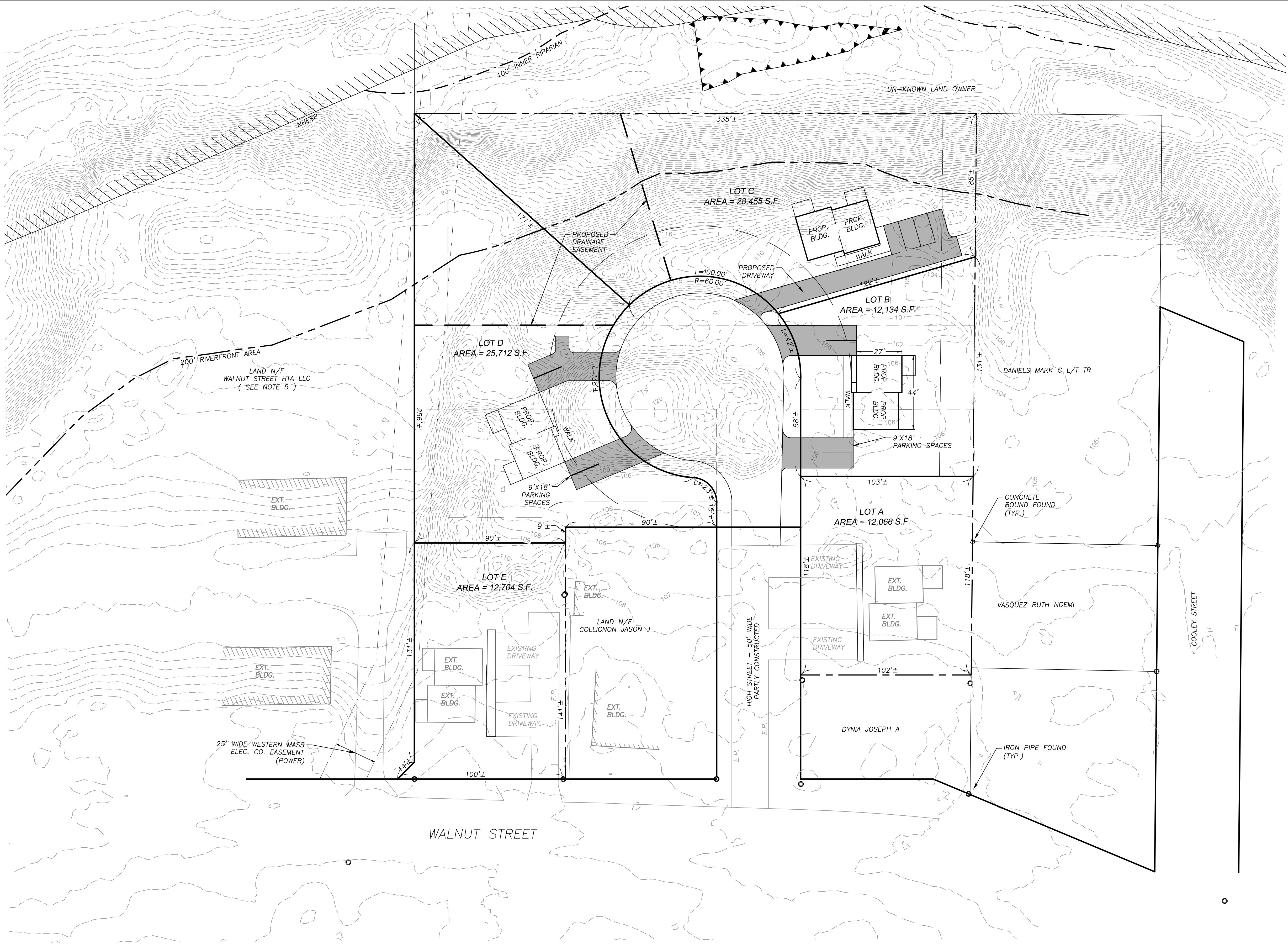
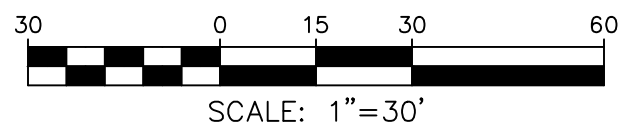
FOR

CALABRESE CONSTRUCTION LLC

DRAWING#

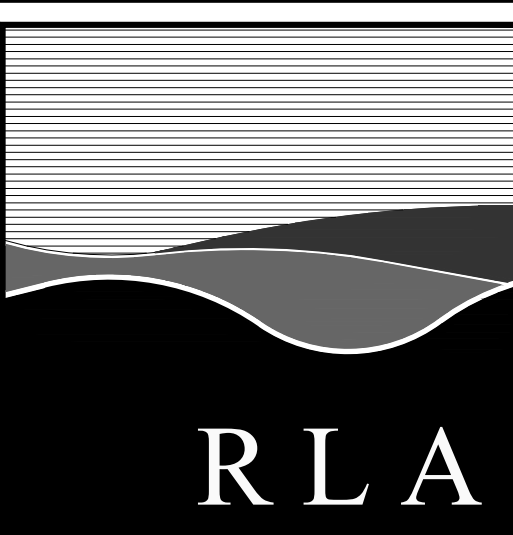
Z-1

S:\Projects\2022\220627 - Calabrese - 0 Old River St, Agawam, MA\05 Civil 3D\220627 - 12-10-24 Layout Sketch 2.dwg



NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS CALABRESE CONSTRUCTION LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 22388 PAGE 42.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "PROPERTY PLAN FOR HELEN E. GEOFFRION," PREPARED BY C.E. ANDERSON ASSOCIATES, DATED APRIL 1985. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 224 PAGE 18. ALSO SEE PLAN BOOK 215 PAGE 106
3. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
4. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.
5. LAND OWNED BY CALABRESE CONSTRUCTION LLC TO BE COMBINED WITH LAND OF WALNUT STREET HTA LLC TO FORM ONE CONTIGUOUS PARCEL



R LEVESQUE ASSOCIATES INC

Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085
rlaland.com

CONCEPTUAL LAYOUT

O Old River Street
Agawam, MA
Map J17 Parcel I-3

draft

PREPARED FOR:

Chuck Calabrese
Calabrese Construction, LLC
7 Brewster Road
West Springfield, MA.

ISSUANCE DATE: 12-10-2024

REVISIONS:	DATE:

DRAFTED BY: l.a.

UNAUTHORIZED ALTERATION OF
THIS DOCUMENT IS A VIOLATION
OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 220627

DRAWING#	REV.
Sketch	-



Town of Agawam

Planning Board

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

March 7, 2025

Rosemary Sandlin, President
Anthony J. Russo, Vice President
Edward Borgatti, Councilor
George Bitzas, Councilor
Thomas D. Hendrickson, Councilor
Dino R. Mercadante, Councilor
Robert E. Rossi, Councilor
Gerald F. Smith, Councilor
Peter Smus, Councilor
Anthony R. Suffriti, Councilor
Maria F. Valego, Councilor

Agawam City Council
36 Main Street
Agawam, MA 01001

Dear Councilors:

At its duly called meeting held on March 6, 2025 the Agawam Planning Board voted 5-0 to send a positive recommendation to the City Council regarding the proposed zone change on Old River Street, 27 Walnut Street, & 17 High Street for Calabrese Construction, LLC from Business A & Industrial A to Residence B.

If you have any questions, please contact this office at 413-786-0400, extension 8245.

Sincerely,

Violet Baldwin, Chairperson
Agawam Planning Board

cc: Clerk, Solicitor, File

AGAWAM CITY COUNCIL
2025 MAR 7 AM 10:14