



**Zoning Board of Appeals
AGENDA**

Monday, March 23, 2026 - 6:30 PM

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

A. Zoning Board of Appeals

- 1) 6:30PM-Public Hearing Cont.-Case#2043-371 South Westfield Street-Tsimosha-Special Permit
- 2) Approval of Minutes-March 9, 2026
- 3) Any other matter that may legally come before ZBA

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCELS IS LUIGI CHIARELLA. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 7726 PAGE 246 AND BOOK 9124 PAGE 67.
2. SEE ALSO HAMPDEN COUNTY REGISTRY OF DEEDS PLAN BOOK 167 PAGE 34 AND PLAN BOOK 258 PAGE 25.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCELS CONTAIN APPROXIMATELY 15.4 ACRES ACCORDING THE AGAWAM ASSESSORS RECORDS
6. 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.
7. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A SURVEY PERFORMED BY R. LEVESQUE ASSOCIATES, INC. ON APRIL 15, 2022.
8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM MUNICIPAL GIS WEBSITE.
9. SUBJECT PARCEL IS SPLIT ZONED INDUSTRIAL A AND AGRICULTURAL ACCORDING TO THE TOWN OF AGAWAM ZONING MAP.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501300391E - EFFECTIVE DATE: JULY 16, 2013.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

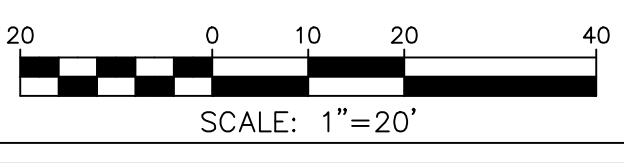
- Van Accessible Handicap Parking
- Customer Parking
- Employee Parking
- Dealership Building - Existing (4176 sq ft)
- Display Area (16 Cars) - Existing
- Driveway - Existing
- Street Light - Existing
- Monument Sign - Existing
- Landscaping Beds

- Additional Notes:**
- 1) Car Display Area = 3750 sq ft
 - 2) Customer Parking:
 - (2) 10ftx20ft spots
 - (1) 11ftx20ft + 5ft no park van handicap
 - 41ftx20ft total size (820sq ft)
 - See detailed sketch in supplemental
 - 3) Employee Parking:
 - (2) 10ftx20ft spots (1 front, 1 rear)
 - See detailed sketch in supplemental
 - 20ftx20ft total size (400 sq ft)

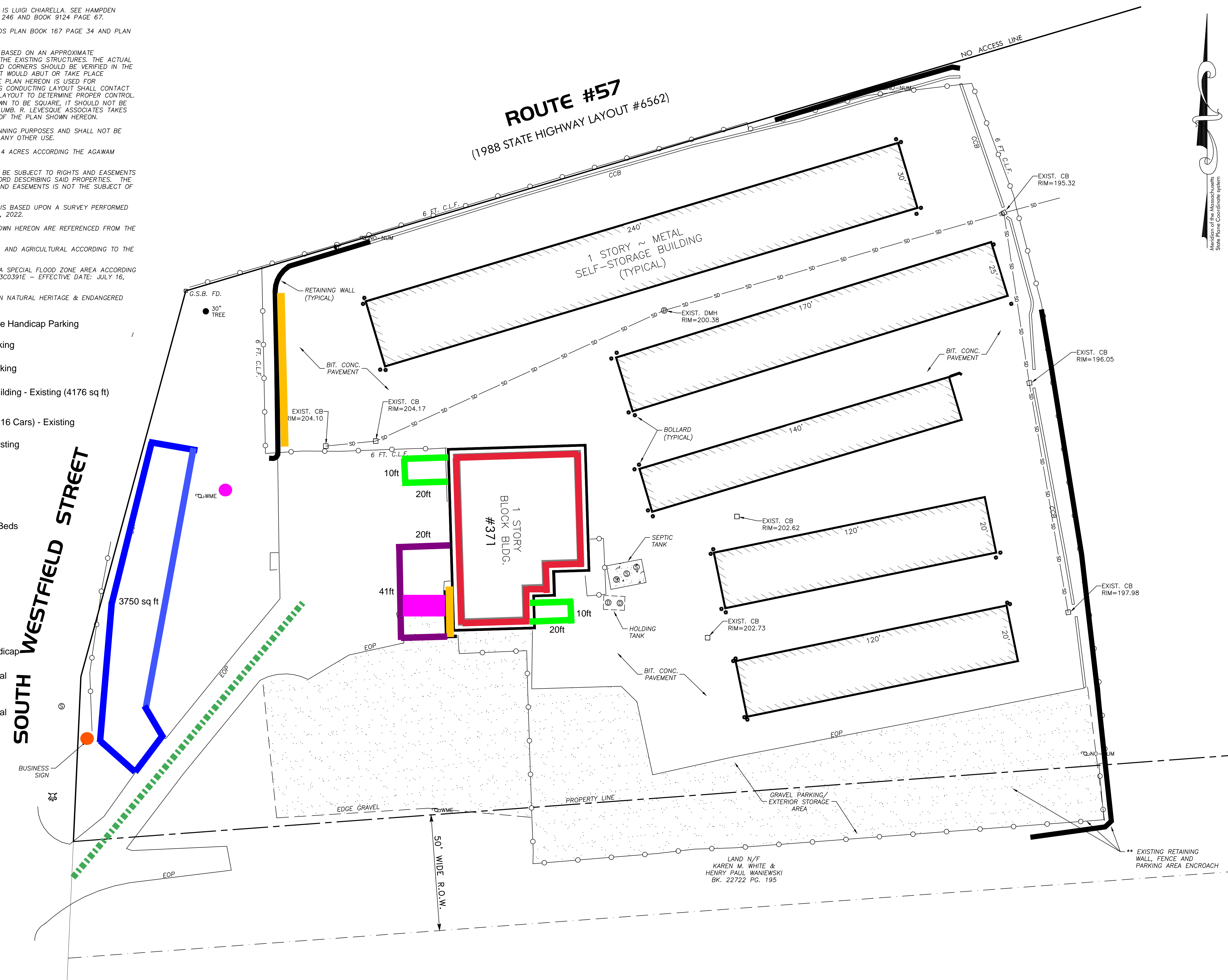
ROUTE #57
(1988 STATE HIGHWAY LAYOUT #6562)

SOUTH WESTFIELD STREET

BUSINESS SIGN

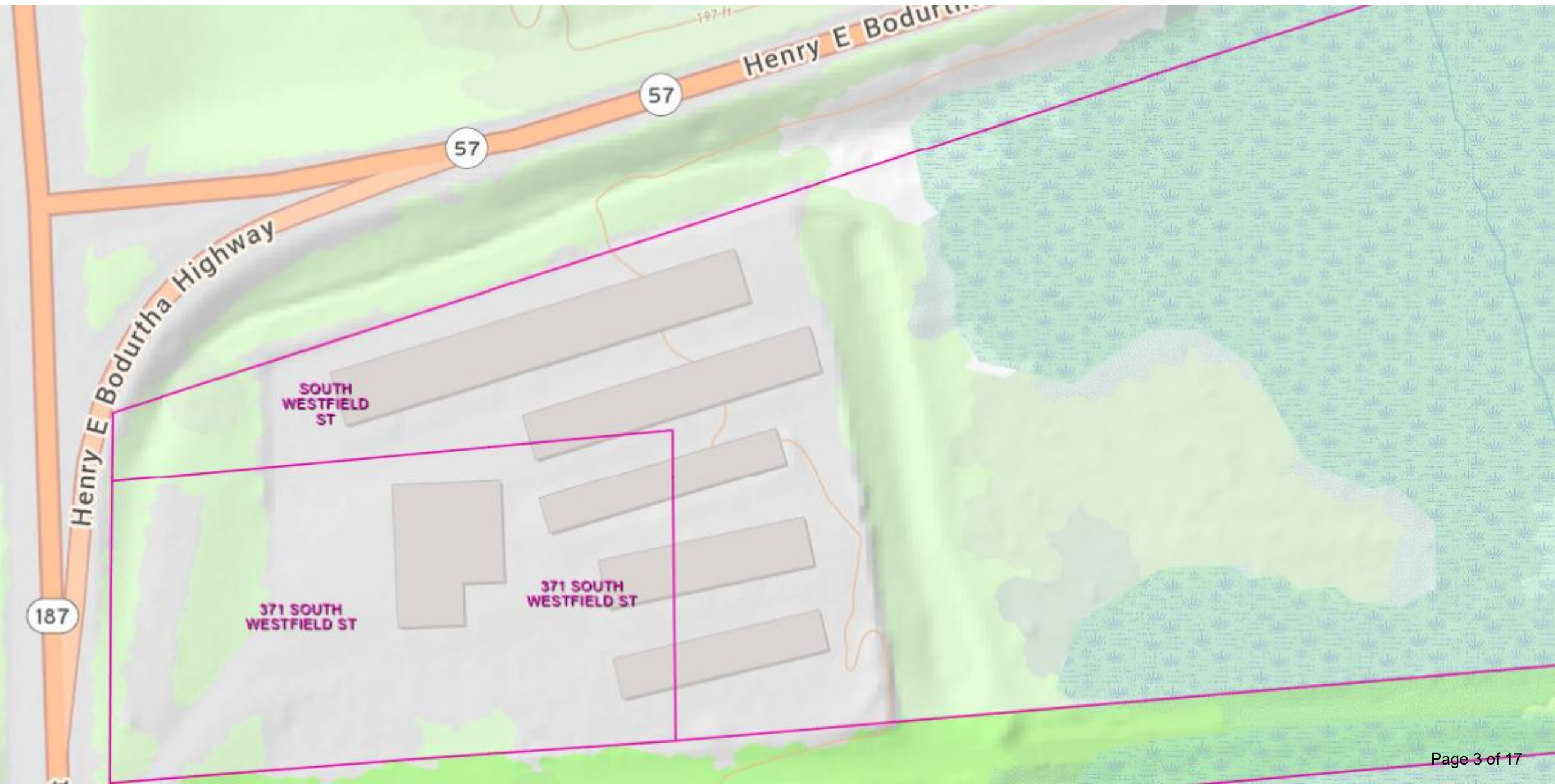


S:\Projects\2022\220314 - Dombrowski - 371 South Westfield St. Agawam\Civil 3D\220314 - EXIST.dwg



Meridian of the Massachusetts State Plane Coordinate System

GIS - Wetlands



Aerial

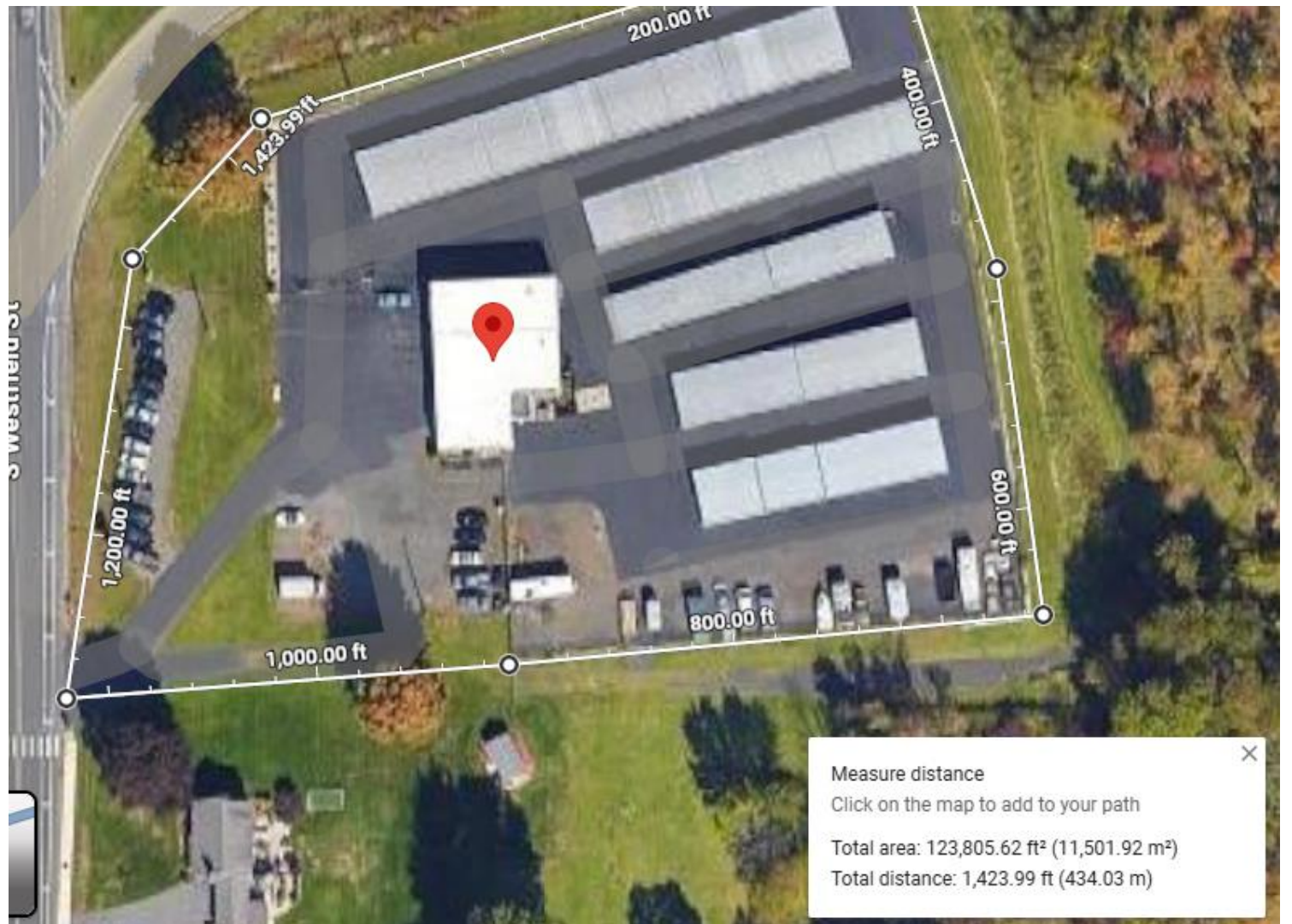


Improved Area

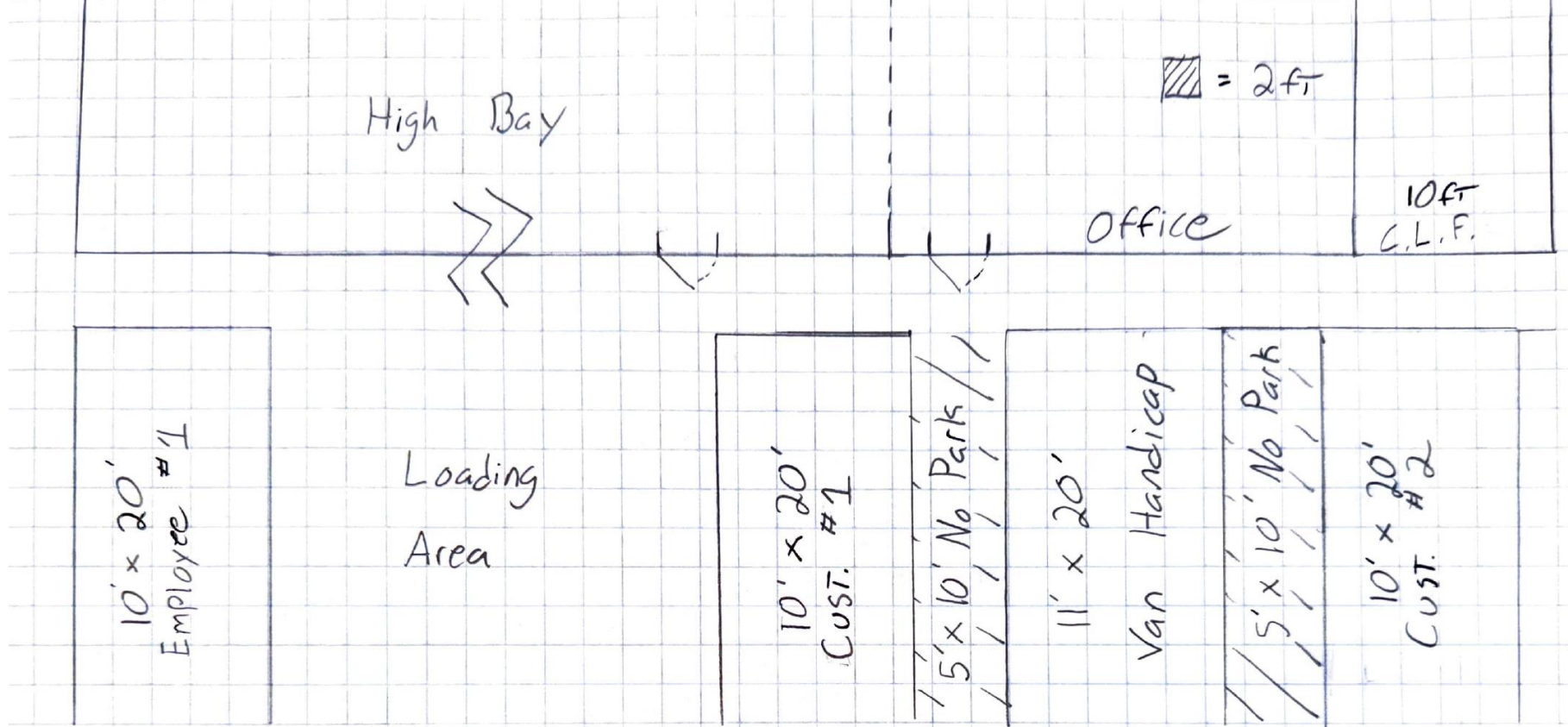
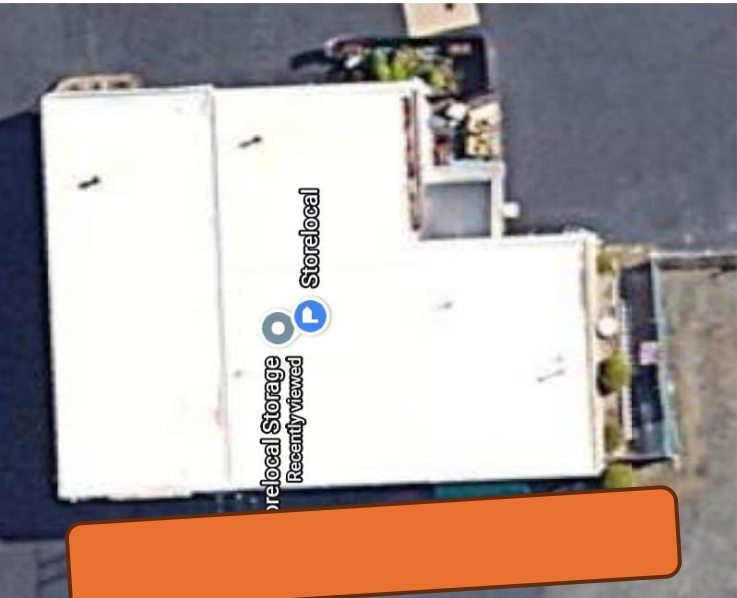
E6-2-1: 1.32 acres (57,499 sq ft)
 E7-3-6: 14.1 acres (614,196 sq ft)
Total Square Feet: 671,695 sq ft

Improved Area: 123,805 sq ft

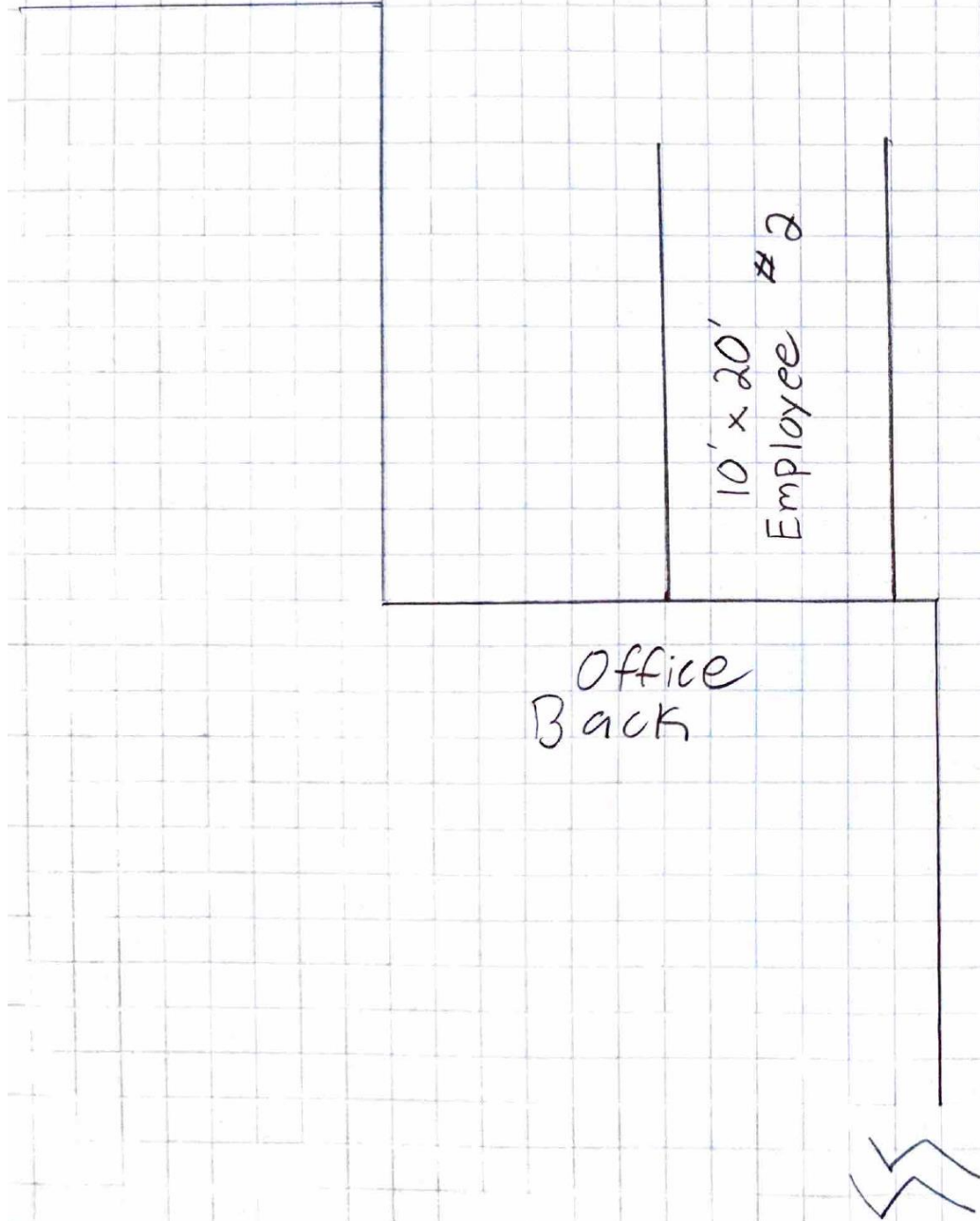
Free Area: 547,890 sq ft
% Improved: 18.4%



Results										
Address	Owner	Map	Map Cut	Block	Block Cut	Lot	Lot Cut	Unit	Unit Cut	PID
371 SOUTH WESTFIELD ST	371 S WESTFIELD LLC	E6		2		1				2601
SOUTH WESTFIELD ST	371 S WESTFIELD LLC	E7		3		6				2622

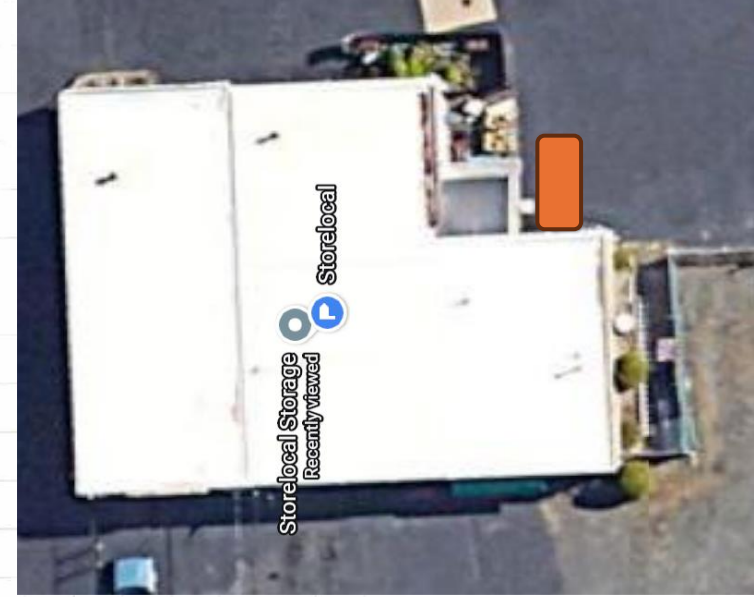


PARK DETAIL 1 OF 2

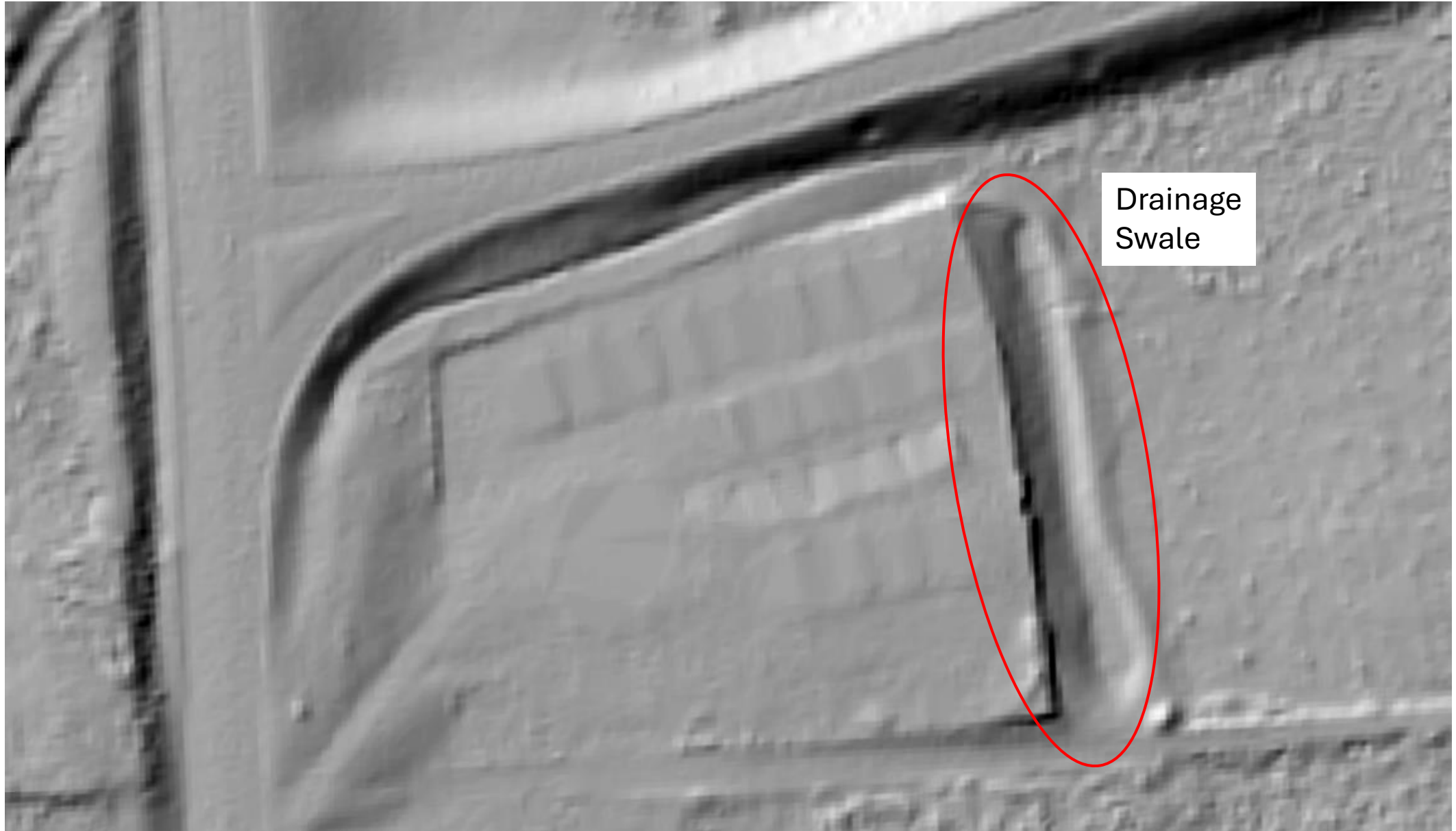


PARIS DETAIL

2 OF 2



Elevation - LIDAR



Year Built: 1977
 Living Area: 4,176

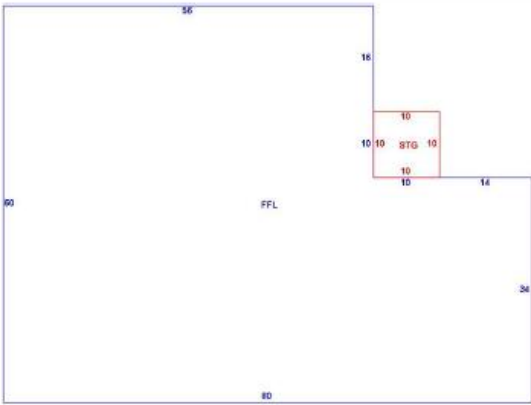
Building Attributes	
Field	Description
Style	Repair Garage
Model	SERV STATION
Grade	Average
Addl HB	0
CNS_NUM_UNITS	0.00
Ext Wall 1	Concr/Cinder
Ext Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Int Wall 1	Minim/Masonry
Int Wall 2	
Int Floor 1	Concr-Finished
Int Floor 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
% AC	0
Struct Class	
Bldg Use	AUTO REPR MDL-94
Total Rooms	0
Bedrooms	0
Full Baths	0
Half Baths	2
Extra Fixtures	0
1st Floor Use:	
Heat/AC	
Frame Type	Concrete
Baths/Plumbing	
Ceiling/Wall	
Rooms/Prtns	Typical

Building Photo



(<https://images.vgsi.com/photos/AgawamMAPhotos/A20001666001.JPG>)

Building Layout



(ParcelSketch.aspx?pid=2601&bid=2601)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor	4,176	4,176
STG	Storage	100	0
		4,276	4,176

View from Corner Rt.57 & S Westfield



View from S Westfield & Driveway



Exterior Lighting



Signage



Landscaping





Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

December 31, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2043- Special Permit Comments for 371 South Westfield Street Feeding Hills, MA 01030;

Upon review, the submitted site plan lacks the detailed information required to meet the standards set forth under the Town's ordinances for Secondhand Motor Vehicles. Specifically, the submission does not provide sufficient detail in accordance with Chapter 114, Article II, sections 114-5 A, 114-5 B, and 114-5 C.

Please note that these sections require comprehensive details to ensure compliance and facilitate proper evaluation of the proposed Secondhand Motor Vehicle Dealer business. As the submitted site plan does not meet these mandated criteria, additional detailed documentation and revised site plan are necessary.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

Minutes: March 9, 2026

Members in attendance:

Doreen Prouty, Chair
Rich Maggi, Vice-Chair
Aldo Mancini, Clerk
Vincenzo Ronghi, Alternate
Viktor Savonin, Alternate

Absent:

Stephanie Kesecker, Adm. Asst.

1. DOMMENKO, Case # 2042 (continued public hearing)

Sitting on this case: Prouty, Chair; Savonin, Acting Vice-Chair, Mancini, Clerk

Town Councilor Anthony Russo stated he will be introducing an amendment to the Town's Zoning Ordinance regarding fences. This amendment, if passed, will allow fences built higher than 6 ½ feet to be allowed with a building permit. Mr. Russo continued he is hoping this amendment will be passed by the council no later than the end of April. With this new information, the petitioner asked to continue the hearing until at least late April. Members Mancini, Savonin and Prouty agreed to continue this hearing to May 11th at 6:30pm.

2. Member Ronghi made a motion to go out of order and skip to agenda item #3.

Seconded by Member Mancini. All in favor. Motion made to approve February 9, 2026 meeting minutes. Seconded by Member Savonin. All in favor.

3. Member Ronghi made a motion to go out of order and skip to agenda item #4.

Seconded by Member Mancini. All in favor. Chair Prouty stated a new case is coming before this Board, scheduled for April 13th. This case involves an appeal from the Building Inspector's denial of a building permit application to install a solar array on property located on Shoemaker Lane. The appeal states the project involves a solar array known as a agrivoltaic use, meaning it is allowed in conjunction with the agricultural/horticultural use of the property.

4. TSIMOSHAK, Case # 2043, (public hearing)

Sitting on this case: Prouty, Chair; Maggi, Vice-Chair; Mancini, Clerk

Mr. Tsimoshak stated he wishes to operate a used car dealership on the subject property. He submitted a plan showing items such as the location of the building, employee parking, location where vehicles will be sited, lighting and sign. Chair Prouty explained the submitted plan does not show most of the necessary information as required under Ch. 180-13 (C3) nor Ch. 114-5. The subject property owner, Greg Dombrowski, was also present at the hearing. Member Maggi suggested this hearing be continued so the

petitioner can return with the required information needed for the Board to make a decision. Mr. Dombrowski stated he will contact Levesque & Ass. The petitioner then requested this hearing be continued to March 23rd. Members Prouty, Maggi and Mancini agreed to continue this hearing to Monday, March 23rd at 7pm.

Motion to adjourn was made by Member Ronghi and seconded by Member Savonin. All in favor. Chair Prouty closed the meeting at 7:25pm.