



## City Council AGENDA

Monday, April 6, 2026 - 7:00 PM

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

- A. ROLL CALL
- B. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
- C. CITIZEN'S SPEAK TIME
- D. MINUTES
  - 1) Regular Council Meeting – **March 16, 2026**
- E. DECLARATION OF COUNCIL PRESIDENT
  - 1) State of the City Address – **Mayor Christopher Johnson**
- F. PRESENTATION OF RESOLUTIONS
  - 1) **TR-2026-14** - A Resolution confirming the reappointment of **Dennis King**, 40 Mountainview Street, Agawam to the Agawam Veterans Council for a term expiring April 1, 2029 (Sponsored by Mayor Johnson)
  - 2) **TR-2026-15** - A Resolution authorizing the posting of the Warrant for the 2026 Preliminary and General Elections (Clerk)
- G. ELECTIONS
  - 1) **TE-2026-3** - Election of an at-large member of the Community Preservation Act Committee to a term expiring April 30, 2029
- H. PUBLIC HEARINGS
- I. OLD BUSINESS
- J. NEW BUSINESS
  - 1) **TR-2026-16** - A Resolution authorizing the Adoption of Orders of Taking for the Intersection Improvement Project at Cooper Street, Suffield Street and Rowley Street under the authority of

- Massachusetts General Laws Chapter 40 §14 and Chapter 79 for the purpose of reconstructing the intersection of Cooper Street, Suffield Street and Rowley Street (Sponsored by Mayor Johnson)
- 2) **TR-2026-17** - A Resolution to appropriate and authorize borrowing in the amount of Two Million Five Hundred Seventy-Seven Thousand Three Hundred Ninety-Eight (\$2,577,398.00) Dollars for the purchase of two fire engine pump trucks for the Agawam Fire Department (Sponsored by Mayor Johnson)
  - 3) **TR-2026-18** - A Resolution confirming the reappointment of **Henry A. Kozloski**, 102 Meadow Street, Agawam to the Community Preservation Act Committee to a term expiring April 30, 2029 (Sponsored by Mayor Johnson)
  - 4) **TR-2026-19** - A Resolution confirming the reappointment of **Frank DeStefano**, 918 Shoemaker Lane, Feeding Hills to the Community Preservation Act Committee to a term expiring April 30, 2029 (Sponsored by Mayor Johnson)
  - 5) **TR-2026-20** - A Resolution adopting the Fiscal Year 2027 to Fiscal Year 2031 Capital Improvement Plan (Sponsored by Mayor Johnson) – **Suggest a Public Hearing date of May 4, 2026**
  - 6) **TR-2026-21** - A Resolution accepting a grant from the Executive Office of Public Safety and Security and the Department of Fire Services in the amount of Eighteen Thousand Seven Hundred Sixty (\$18,760.00) Dollars to the Agawam Fire Department pursuant to Massachusetts General Laws Chapter 44, Section 53(A) (Sponsored by Mayor Johnson)
  - 7) **TR-2026-22** - A Resolution appropriating and authorizing the expenditure of Community Preservation Funds for Field Irrigation at the Agawam Junior High School (CPA)
  - 8) **TR-2026-23** - A Resolution appropriating and authorizing the expenditure of Community Preservation funds for removal of bittersweet and habitat restoration (CPA)
  - 9) **TR-2026-24** - A Resolution Authorizing the Reservation and appropriation of funds from the Community Preservation Fund (CPA)
  - 10) **TR-2026-25** - A Resolution accepting a grant from the Commonwealth of Massachusetts Executive Office for administration and finance to the Town of Agawam for direct pay tax assistance pursuant to Massachusetts General Laws Chapter 44, Section 53a (CPA)
  - 11) **TR-2026-26** - A Resolution to appropriate funds for the successor Collective Bargaining Agreement by and between the Agawam Police Patrolmen’s Association and the Town of Agawam (Sponsored by Mayor Johnson)
  - 12) **TR-2026-27** - A Resolution to appropriate Eighty Thousand (\$80,000.00) Dollars from the Municipal Golf Stabilization Fund to fund Agawam Municipal Golf Course operations accounts (Sponsored by Mayor Johnson)
  - 13) **TO-2026-4** - Budgetary Transfer in the amount of \$99,070.00 from Line Items – Salary Reserve (#16605-57350) to Police Regular Permanent, Police Overtime, and Police Holiday accounts
  - 14) **ZC-2026-2** - Petition for zone change by Charlie’s Garden Park, L.L.C. for property located at 1399 Suffield Street, Agawam, Hampden County, Massachusetts (Assessor Parcel I3-2-7) and

property known as Parcel 2 Suffield Street, Agawam, Hampden County, Massachusetts (Assessor Parcel I3-2-31) – **Refer to Planning Board and Suggest a Public Hearing Date of May 18, 2026**

K. ANY OTHER MATTER THAT MAY LEGALLY COME BEFORE THE CITY COUNCIL

L. ADJOURNMENT

Please note that this meeting can be viewed live on Channel 15 (standard definition) or Channel 1074 (high definition) and will also be live-streamed on the town's website ([www.agawam.ma.us](http://www.agawam.ma.us))

**REGULAR MEETING OF THE AGAWAM CITY COUNCIL**

**Minutes dated March 16, 2026**

Council President Anthony Russo called the meeting to order at 7:00pm in at the Agawam Senior Center Veterans Hall.

**A. ROLL CALL - 11 PRESENT, 0 ABSENT**

Roll Call taken with the following Councilors present: George Bitzas, Edward Borgatti, Cecilia Calabrese, Thomas Hendrickson, Peter McNair, Dino Mercadante, Christine Rickmon, Robert Rossi, Anthony Russo, Rosemary Sandlin, and Anthony Suffriti. With eleven present, there was a quorum.

**B. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

None.

**C. CITIZEN’S SPEAK TIME**

Denis Dorshenko, 471 Barry Street – spoke on TR-2026-12  
John Bok, 68 Zacks Way - spoke on TR-2026-12  
Corinne Wingard, 194 Elm Street - spoke on TR-2026-12  
Catherine McDougal, 22 Vadnais Street - spoke on TR-2026-12  
Brian Bacis, 65 Federal Street Ext - spoke on TR-2026-12

**D. MINUTES**

**1. Regular Council Meeting – March 2, 2026**

Motion to approve made by Councilor Mercadante and seconded by Councilor Suffriti. Voice vote approved.

**E. DECLARATION OF COUNCIL PRESIDENT**

None.

**F. PRESENTATION OF RESOLUTIONS**

**1. TR-2026-10 - A Resolution to appropriate funds for the successor Collective Bargaining Agreement by and between AFL-CIO Local 1973 Firefighters Association and the Town of Agawam (Sponsored by Mayor Johnson)**

Motion to approve made by Councilor Bitzas and seconded by Council Vice President Suffriti.

The vote was **11 YES, 0 NO** approving the item.

2. **TR-2026-11 - A Resolution to accept the provisions of Massachusetts General Laws Chapter 138, Section 12D which allows for the conversion of on-premises wine and malt beverages licenses to on-premises all alcoholic beverages licenses (Sponsored by Mayor Johnson) (Referred to Legislative Committee)**

Motion to approve made by Councilor Rossi and seconded by Councilor Sandlin. Council President Russo noted that Councilor Borgatti left the room as he has a conflict with this item and would not be participating in any discussion or vote. As Chair of the Legislative Committee, Councilor Hendrickson provided the report stating that the committee sent a positive recommendation to the Full Council by a vote of 5 Yes, 0 No.

Councilors McNair, Bitzas, and Mercadante received answers to the comments and spoke in support. Council President Russo stepped from the Chair to say this is a very business friendly resolution and would support.

The vote was **10 YES, 0 NO, 1 ABSENT** (Councilor Borgatti) approving the item.

3. **TR-2026-12 - A Resolution in support of the Massachusetts State Auditor's efforts to audit the legislature (Sponsored by Councilor Bitzas and Co-Sponsored by Councilors Calabrese, McNair, and Mercadante) (Referred to Community Relations Committee)**

Motion to approve made by Councilor Sandlin and seconded by Councilor Calabrese. As Chair of the Community Relations Committee, Councilor Bitzas provided the report stating that the committee sent a positive recommendation to the Full Council by a vote of 4 Yes, 1 No (Councilor Rossi).

Councilors Calabrese, Rossi, Bitzas, McNair, and Mercadante all spoke in support of the Resolution. Councilor Rossi explained his opposition in the sub-committee. Councilors Hendrickson and Borgatti spoke in support but noted that the actual issue was whether the State Auditor should be performing the audit.

The vote was **11 YES, 0 NO** approving the item.

4. **TR-2026-13 - A Resolution confirming the reappointment of John L. Bonavita, 109 Liberty Street, Agawam, Ma to the Agawam Veterans Council for a term expiring April 1, 2029 (Sponsored by Christopher C. Johnson, Mayor)**

Motion to approve made by Councilor Calabrese and seconded by Councilor Rossi. Council President Russo stepped from the Chair to speak highly of Mr. Bonavita.

The vote was **11 YES, 0 NO** approving the item.

## **G. ELECTIONS**

None.

## **H. PUBLIC HEARINGS**

1. **(PH-2026-1) ZC-2026-1 - Petition for Zone Change by Sergey Dikan for property located at 515 Mill Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) and Mikhail Ashlaban and Tamara Ashlaban for property located at 533 Mill Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) from the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District (Referred to Legislative Committee)**

Motion to approve made by Councilor Rossi and seconded by Councilor Borgatti. Council President Russo declared the Public Hearing open at 7:39pm. Rob Levesque presented on behalf of the Petitioners and answered a couple

questions from City Councilors. The following residents spoke in favor: Corinne Wingard, 194 Elm Street, Denis Dorshenko, 471 Barry Street, Catherine McDougal, 22 Vadnais Street. There were no speakers in favor in name only, no speakers in opposition or opposition name only. Council President Russo declared the Public Hearing closed at 7:54pm. As Chair of Legislative Committee, Councilor Hendrickson provided the report stating that the committee send a positive recommendation by a vote of 5 Yes, 0 No. He also noted that the Planning Board provided a positive recommendation as well.

The vote was **11 YES, 0 NO** approving the zone change.

**I. OLD BUSINESS**

- 1. TO-2026-3 - Budgetary Transfer of \$103,034.65 from Salary Reserve Line item #16606- 57350 to various Fire Department Line Items to fund the first year of new collective bargaining agreement with AFL-CIO, Local 1973 Firefighters Association**

Motion to approve made by Councilor Mercadante and seconded by Council Vice President Suffriti.

The vote was **11 YES, 0 NO** approving the item.

**J. NEW BUSINESS**

- 1. TR-2026-14 - A Resolution confirming the reappointment of Dennis King, 40 Mountainview Street, Agawam to the Agawam Veterans Council for a term expiring April 1, 2029 (Sponsored by Mayor Johnson)**

Next Agenda.

- 2. TR-2026-15 - A Resolution authorizing the posting of the Warrant for the 2026 Preliminary and General Elections (Clerk)**

Next Agenda.

**K. ANY OTHER MATTER THAT MAY LEGALLY COME BEFORE THE CITY COUNCIL**

Councilor McNair enjoyed the Speak Time as did Councilor Calabrese. All the Councilors wished everyone a Happy St. Patrick's Day. Councilor Rickmon addressed previous comments. Councilor Bitzas mentioned having an information meeting about BESS. The remaining Councilors all wished Happy St. Patrick's Day and Happy Easter. Council President Russo added kudos to the Rosie Robotics team.

**L. ADJOURNMENT**

Motion to adjourn made all around the house. Meeting adjourned at 7:55pm.

Meeting video can be watched under Meeting Videos on the town website at the following link:

<http://agawamvod.cablecast.tv/internetchannel/show/2757?site=1>

APPROVED

TR-2026-10

A RESOLUTION TO APPROPRIATE FUNDS FOR THE SUCCESSOR COLLECTIVE BARGAINING AGREEMENT BY AND BETWEEN AFL-CIO LOCAL 1973 FIREFIGHTERS ASSOCIATION AND THE TOWN OF AGAWAM

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Town of Agawam has negotiated a successor collective bargaining agreement with the AFL-CIO Local 1973 Firefighters Association which is memorialized in the document entitled Settlement Agreement by and between the Town of Agawam and AFL-CIO Local 1973 Firefighters Association (hereinafter referred to as the "Settlement Agreement"); and

WHEREAS, the Settlement Agreement has been ratified by the AFL-CIO Local 1973 Firefighters Association; and

WHEREAS, the Settlement Agreement is a three year agreement for the period of July 1, 2025 to June 30, 2028 that provides for the following annual cost of living increases: effective July 1, 2025 (2.5% percent increase); effective July 1, 2026 (2.5% increase); and effective July 1, 2027 (3.0% increase); and

WHEREAS, pursuant to Massachusetts General Laws Chapter 150E, Section 7, the Agawam City Council is required to appropriate the necessary funds; and

WHEREAS, funding for the Agreement was approved as part of the Fiscal Year 2026 Annual Operating Budget and shall be transferred to various salary line items from the Salary Reserve Account in the Line Items section of the Fiscal Year 2026 Annual Operating Budget; and

WHEREAS, it is in the best interests of the Town of Agawam to appropriate the necessary funds for the successor collective bargaining agreement by and between the Town of Agawam and the AFL-CIO Local 1973 Firefighters Association; and

NOW THEREFORE, BE IT RESOLVED BY THE AGAWAM CITY COUNCIL that the sum of One Hundred Eleven Thousand One Hundred Eighty-Five and 80/100 (\$111,858.80) Dollars shall be appropriated from the Salary Reserve Account in the Line Items section of the Fiscal Year 2026 Annual Operating Budget to be transferred to various salary line items to fund the first year of the successor collective bargaining agreement with the AFL-CIO Local 1973 Firefighters Association entitled Settlement Agreement by and between the Town of Agawam and the AFL-CIO Local 1973 Firefighters Association.

APPROVED

TR-2026-12

A RESOLUTION IN SUPPORT OF THE MASSACHUSETTS STATE AUDITOR'S EFFORTS TO AUDIT THE LEGISLATURE

(Sponsored by Councilor George Bitzas and Co-Sponsored by Councilors Cecilia Calabrese, Peter McNair, and Dino Mercadante)

WHEREAS, on the November 5, 2024 statewide election, nearly 72 percent of Massachusetts voters, including Democrats, Republicans, and Independents, approved Question 1, entitled An Initiative Petition for a Law Expressly Authorizing the Auditor to Audit the Legislature; and

WHEREAS, the approval of Question 1 reflects a clear and overwhelming mandate from the voters of the Commonwealth in favor of transparency, accountability, and public trust in state government; and

WHEREAS, respecting the will of the voters is a fundamental principle of democratic governance and must be respected and implemented in good faith by all branches of government; and

WHEREAS, more than one year has passed since the approval of Question 1 and the audit has not yet been carried out; and

WHEREAS, the Massachusetts State Auditor, the Honorable Diana DiZoglio, has initiated legal action seeking to enforce the will of the voters and obtain compliance with the approved ballot measure; and

WHEREAS, transparency in government operations is essential to maintaining public confidence and ensuring that taxpayer funds are managed responsibly and effectively; and

WHEREAS, the residents of the City of Agawam, like citizens across the Commonwealth, deserve an open and accountable state government that honors voter-approved mandates;

NOW THEREFORE, the Agawam City Council resolves that it strongly supports the voter-approved 2024 Question 1 which granted the Massachusetts State Auditor the authority to audit the Legislature; and

BE IT FURTHER RESOLVED, that the Agawam City Council respectfully urges the Massachusetts Legislature to comply with the new law and the will of the voters and take all necessary steps to allow the audit to proceed without further delay; and

BE IT FURTHER RESOLVED, that the Agawam City Council supports the efforts of State Auditor Diana DiZoglio to carry out the responsibilities granted to her office by the voters of the Commonwealth; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit copies of this resolution to the Governor, the President of the Senate, the Speaker of the House, and our local delegation to the State House of Representatives and the State Senate.

Dated this 10th day of March, 2026.

TR-2026-11

APPROVED

A RESOLUTION TO ACCEPT THE PROVISIONS OF MASSACHUSETTS GENERAL LAWS CHAPTER 138, SECTION 12D WHICH ALLOWS FOR THE CONVERSION OF ON-PREMISES WINE AND MALT BEVERAGES LICENSES TO ON-PREMISES ALL ALCOHOLIC BEVERAGES LICENSES

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, Governor Maura Healey signed "An Act Making Appropriations for the Fiscal Year 2026..." which created Massachusetts General Laws Chapter 138, §12D, which permits local liquor licensing boards to allow on-premises wine and malt beverage license holders to trade in their license for a non-transferable on-premises all alcoholic beverages license; and

WHEREAS, Section 12D is a local acceptance statute which must be accepted by the City Council and approved by the Mayor prior to any on-premise wine and malt beverage license holders being able to trade in their license for an on-premises all alcoholic beverages license; and

WHEREAS, the Town of Agawam's acceptance of this local option statute will support the holders of on-premises local wine and malt licenses by allowing them to expand their offerings by securing an on-premises all-alcoholic license which will help bolster the vitality of our business community, and ensure the continued vibrancy of our local economy; and

WHEREAS, upon acceptance of Section 12D, any on-premises wine and malt beverage license holder seeking to trade in their license for an on-premises all alcoholic beverages license pursuant to M.G.L. Chapter 138, §12D will be required to submit an application for a change of license category to the Agawam Licensing Commission Board for approval locally and then gain approval from the Massachusetts Alcoholic Beverages Control Commission (ABCC); and

WHEREAS, the Agawam Licensing Commission has voted to recommend that the Town of Agawam accept the provisions of Massachusetts General Laws Chapter 138, §12D; and

WHEREAS, it is in the best interests of the Town of Agawam to accept the provisions of Massachusetts General Laws Chapter 138, §12D; and

NOW THEREFORE, BE IT RESOLVED BY THE AGAWAM CITY COUNCIL that the City of Agawam hereby accepts the provisions of Massachusetts General Laws Chapter 138, §12D allowing holders of on-premises wine and malt licenses to trade in their license for a non-transferable on-premises all alcoholic beverages license.

Dated this 10th day of March, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY

Christopher S. Cappucci, City Solicitor

APPROVED

TR-2026-13

A RESOLUTION CONFIRMING THE REAPPOINTMENT OF JOHN L. BONAVITA OF 109 LIBERTY STREET, AGAWAM, MA TO THE AGAWAM VETERANS COUNCIL FOR A TERM EXPIRING APRIL 1, 2029

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the appointment of John L. Bonavita of 109 Liberty Street, Agawam, Massachusetts on the Agawam Veterans Council expires April 1, 2026; and

WHEREAS, the Mayor has reappointed John L. Bonavita of 109 Liberty Street, Agawam, Massachusetts to the Agawam Veterans Council to a term expiring April 1, 2029; and

NOW THEREFORE, the Agawam City Council hereby resolves to confirm the reappointment of John L. Bonavita of 109 Liberty Street, Agawam, Massachusetts to the Agawam Veterans Council to a term expiring April 1, 2029.

DATED THIS 10th DAY OF March, 2026

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President, Agawam City Council

APPROVED AS TO FORM AND LEGALITY

Christopher S. Cappucci, City Solicitor

PETITION FOR ZONE CHANGE BY SERGEY DIKAN FOR PROPERTY LOCATED AT 515 MILL STREET, FEEDING HILLS SECTION OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL H10-2-19)

AND MIKHAIL ASHLABAN AND TAMARA ASHLABAN FOR PROPERTY LOCATED AT 533 MILL STREET, FEEDING HILLS SECTION OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL H10-1-4) FROM THE RESIDENCE A-2 DISTRICT, THE BUSINESS B DISTRICT, AND THE AGRICULTURAL DISTRICT TO THE RESIDENCE A-2 DISTRICT

WHEREAS, Sergey Dikan ("Dikan") is the owner of a parcel of land located at 515 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) which is more particularly described in a deed to Dikan which is recorded in the Hampden County Registry of Deeds in Book 24346, Page 391; and

WHEREAS, Mikhail Ashlaban and Tamara Ashlaban (collectively "Ashlaban") are the owners of a parcel of land located at 533 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) which is more particularly described in a deed to Ashlaban which is recorded in the Hampden County Registry of Deeds in Book 20081, Page 539; and

WHEREAS, Dikan and Ashlaban have jointly submitted a Petition to change the zoning on 515 Mill Street (Assessor Parcel H10-2-19) and 533 Mill Street (Assessor Parcel H10-1-4) dated January 26, 2026 which was received on January 28, 2026 from being split zoned with portions of the parcels in the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District; and

WHEREAS, Dikan and Ashlaban indicate in their Petition that "The proposed zoning amendment is intended to allow for residential development on the site, consistent with the character of surrounding uses... [and if]... would support the applicant's plan to divide the subject property for residential use and improve/upgrade the existing right-of-way..."; and

WHEREAS, Dikan and Ashlaban further indicate in their 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 land located at 515 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) which is more particularly described in a deed to Sergey Dikan which is recorded in the Hampden County Registry of Deeds in Book 24346, Page 391 and the land located at 533 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) which is more particularly described in a deed to Mikhail Ashlaban and Tamara Ashlaban which is recorded in the Hampden County Registry of Deeds in Book 20081, Page 539, from the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District.

Table with columns: Department, Line Items, Amount, Title of Account, Account Number. Includes entries for Salary Reserve, Fire Regular Permanent, Fire Overtime, and Fire Holiday.

Reason for Transfer: To fund first year of new collective bargaining agreement with AFL-CIO, Local 1973 Firefighters Association. See attached Settlement Agreement.

Signature of Christopher C. Johnson, Mayor

I hereby certify that funds are available to make the above-stated transfer. Date: 02/26/2026. Signature of Cheryl St. John, Auditor.

I hereby approve placement of the above-stated transfer on the Council agenda. Date: 02/26/2026. Signature of Christopher C. Johnson, Mayor.

Approved as to form and legality. Date: 02/26/2026. Signature of Christopher S. Cappucci, Solicitor.

PER ORDER OF THE AGAWAM TOWN COUNCIL - APPROVED ON March 16, 2026. Date: 3-16-26. Signature of Anthony J. Russo, President.

APPROVAL OF LEGISLATION: Pursuant to Section 3-6 of the Agawam Home Rule Charter, I hereby approve the Council passage of the above-stated transfer. Date: 3-17-26. Signature of Christopher C. Johnson, Mayor.

DISAPPROVAL OF LEGISLATION: Pursuant to Section 3-6 of the Agawam Home Rule Charter, I hereby disapprove the Council passage of the above-stated transfer. Date: Signature of Christopher C. Johnson, Mayor.

TR-2026-14

**A RESOLUTION CONFIRMING THE REAPPOINTMENT OF  
DENNIS KING OF 40 MOUNTAINVIEW STREET, AGAWAM, MA  
TO THE AGAWAM VETERANS COUNCIL  
FOR A TERM EXPIRING APRIL 1, 2029**

(Sponsored by Christopher C. Johnson, Mayor)

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**WHEREAS**, the appointment of Dennis King of 40 Mountainview Street, Agawam, Massachusetts on the Agawam Veterans Council expires April 1, 2026; and

**WHEREAS**, the Mayor has reappointed Dennis King of 40 Mountainview Street, Agawam, Massachusetts to the Agawam Veterans Council to a term expiring April 1, 2029; and

**NOW THEREFORE**, the Agawam City Council hereby resolves to confirm the reappointment of Dennis King of 40 Mountainview Street, Agawam, Massachusetts to the Agawam Veterans Council to a term expiring April 1, 2029.

**DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026**

**PER ORDER OF THE AGAWAM CITY COUNCIL**

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Anthony J. Russo, President, Agawam City Council

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, City Solicitor

Dennis King  
40 Mountainview Street  
Agawam, MA 01001

Mayor Christopher Johnson  
Town of Agawam  
36 Main Street  
Agawam, MA 01001

APPROVED  
CJ

Dear Mayor Johnson,

As a lifelong resident of Agawam, I am interested in continuing my term on the Veteran's Council. It has been an honor and privilege for the last few years helping our local veteran population. I feel there is so much more to do in aiding these veterans throughout the year.

I would appreciate your consideration in renewing my term so I can continue with the council's good work.

Thank you for your consideration.

Sincerely,



Dennis King, Ret. Coast Guard

TR-2026-15

**A RESOLUTION AUTHORIZING THE POSTING OF THE WARRANT FOR  
THE 2026 PRELIMINARY AND GENERAL ELECTIONS**

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**WHEREAS**, approval has been requested by the City Clerk for posting of the warrant for the State Primary Election of September 1, 2026 and General Election on November 3, 2026 by the Board of Registrars; and

**WHEREAS**, it is in the best interest of the Town of Agawam to post the warrant for said elections as required by Massachusetts General Law.

**NOW THEREFORE**, THE AGAWAM CITY COUNCIL hereby resolves and authorizes the posting of, the State Primary Election of September 1, 2026 and General Election on November 3, 2026.

DATED THIS \_\_\_\_\_ OF \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, Solicitor

17 March 2026

To whom it may concern:

I fully intend and hope to stay on the CPA. I would like your approval for reappointment please.



Sincerely: Patrick R. Asta-Ferrero II

AGAWAM CITY COUNCIL  
2026 MAR 18 PM 1:14

**A RESOLUTION AUTHORIZING THE ADOPTION OF ORDERS OF TAKING FOR THE INTERSECTION IMPROVEMENT PROJECT AT COOPER STREET, SUFFIELD STREET AND ROWLEY STREET UNDER THE AUTHORITY OF MASSACHUSETTS GENERAL LAWS CHAPTER 40 §14 AND CHAPTER 79 FOR THE PURPOSE OF RECONSTRUCTING THE INTERSECTION OF COOPER STREET, SUFFIELD STREET AND ROWLEY STREET**

**(Sponsored by Christopher C. Johnson, Mayor)**

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**WHEREAS**, this Resolution authorizes the taking of interests in land necessary to allow for the construction, maintenance and improvements for the reconstruction of the intersection located at Cooper Street, Suffield Street and Rowley Street; and

**WHEREAS**, it is necessary to take, by eminent domain, certain real estate not owned by the Town of Agawam in both fee and easement (see Exhibits 1 through 5 for a more detailed description) pursuant to Massachusetts General Laws Chapter 40 §14 and Chapter 79 in order to complete the reconstruction of the intersection located at Cooper Street, Suffield Street and Rowley Street; and

**WHEREAS**, the interests in fee and easements being taken by the Town of Agawam for the reconstruction of the intersection located at Cooper Street, Suffield Street and Rowley Street will result in damages being assessed to the owners of the parcels so taken in the total amount of Six Thousand Nine Hundred Twenty and 00/100 (\$6,920.00) Dollars; and

**WHEREAS**, the Agawam City Council has appropriated funds for said takings as part of its resolution to accept Casino Mitigation Grant funds from the Commonwealth of Massachusetts and local funding in the Capital Improvements section of the Town of Agawam's Fiscal Year 2026 Annual Operating Budget; and

**WHEREAS**, the temporary and permanent easements are shown on a plan entitled "Owned by the City of Agawam; Agawam, Massachusetts; Hampden County; Street Layout Plans; Showing Location of Easements for the Purpose of Reconstructing Cooper Street at Suffield Street for the City of Agawam" Dated March 11, 2026 which plan was prepared by: Christopher C. Danforth, PLS#41604 of VHB, 120 Front Street, Suite 500, Worcester, MA 01608 and includes takings on: Suffield Street, Cooper Street, and Rowley Street. Said plan shall be recorded in the Hampden County Registry of Deeds; and

**WHEREAS**, the temporary and permanent easements are further described in Exhibits 1 through 5 which are attached hereto and incorporated herein by reference; and

**WHEREAS**, it is in the best interests of the City of Agawam to complete the reconstruction of the intersection located at Cooper Street, Suffield Street and Rowley Street; and

**NOW THEREFORE**, the Agawam City Council under the authority vested in it by Massachusetts General Laws Chapter 79 and Chapter 40 §14 hereby resolves as follows:


- (a) That the City of Agawam adopt Orders of Taking by eminent domain pursuant to Massachusetts General Laws Chapter 79 and Chapter 40 §14 of the temporary and permanent easements described in Exhibits 1 through 5 which are attached hereto and incorporated herein by reference for the reconstruction of the intersection located at Cooper Street, Suffield Street and Rowley Street together with all structures affixed thereto and all trees thereon, as well as, with the benefit of all rights therein both legal and equitable, including but not limited to all estates, privileges and appurtenances, restrictions, conditions and all estates and rights of reverter related thereto. Betterments shall not be assessed for said Orders of Taking.
- (b) Said Orders of Taking shall be for the municipal purpose of completing the reconstruction of the intersection located at Cooper Street, Suffield Street and Rowley Street.
- (c) The present owners of the parcels described in Exhibits 1 through 5 shall be entitled to damages in accordance with Massachusetts General Laws Chapter 79 in the amounts reflected in said Exhibits 1 through 5. The right to damages shall vest upon recording the Orders of Taking.
- (d) The Treasurer is authorized to pay the sums listed in Exhibits 1 through 5 to the present owners of the parcels therein described or their heirs, executors, administrators, successors or assigns as the case may be. The Treasurer shall pay the above sum from the monies appropriated by the Agawam City Council for the purposed expressed herein.
- (e) The City Clerk is hereby authorized to certify said Orders of Taking and cause them to be recorded in the Hampden County Registry of Deeds within thirty (30) days after adoption in accordance with Massachusetts General Laws Chapter 79.
- (f) The City Clerk shall upon recording said Orders of Taking in the Hampden County Registry of Deeds, in the name and on behalf of the Agawam City Council, give notice to every person, including every mortgagee of record, whose property has been taken or who is otherwise entitled to damages on account of said takings. Said notice shall be given in accordance with Massachusetts General Laws Chapter 79. The City Clerk shall also give all other notices required under Chapter 79 of Massachusetts General Laws.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
 Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

  
 \_\_\_\_\_  
 Christopher S. Cappucci, Solicitor

**MAYORAL ACTION**

Received this \_\_\_\_\_ day of \_\_\_\_\_ from Council Clerk.

Signed by Council President this \_\_\_\_\_ day of \_\_\_\_\_.

**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 TR-2026-16 on this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Christopher C. Johnson, 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 \_\_\_\_\_, 2026 for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Christopher C. Johnson, Mayor

**RETURN OF LEGISLATION TO COUNCIL CLERK**

Returned to Council Clerk this \_\_\_\_\_ day of \_\_\_\_\_.

## EXHIBIT 1

Property: 332 Suffield Street, Agawam, Massachusetts  
Current Owner: Walz Realty, LLC  
Deed Reference: Hampden County Registry of Deeds Book 18582, Page 234

Exhibit 1 pertains to an area on property located at 332 Suffield Street, Agawam, Hampden County, Massachusetts which is more particularly described in a deed which is recorded in the Hampden County Registry of Deeds at Book 18582, Page 234.

- a. It is the intention to take a **permanent easement** and a **temporary easement** on this property, designated as **Parcel E-1** and **Parcel TE-2**, which are shown on the plan entitled: "Owned by the City of Agawam; Agawam, Massachusetts; Hampden County; Street Layout Plans; Showing Location of Easements for the Purpose of Reconstructing Cooper Street at Suffield Street for the City of Agawam" Dated March 11, 2026 which plan was prepared by: Christopher C. Danforth, PLS#41604 of VHB, 120 Front Street, Suite 500, Worcester, MA 01608. The temporary easement shall be in effect for a period of no more than five (5) years from the date of the recording of the Order of Taking.
- b. The permanent and temporary easements are further described as follows:
  - i. Permanent Easement: Parcel E-1: A parcel of land shown as Parcel E-1 on the aforementioned plan which is bounded and described as follows: Beginning at the northerly corner of the parcel herein described in the easterly line of the CITY LAYOUT of Cooper Street. Said point can also be further described as being located S.41°01'21"E. a distance of 23.27 feet from station 52+59.04 on the Cooper Street construction baseline; running thence N.50°04'06"E. a distance of 23.74 feet to a point; thence turning and running S.7°36'26"W. a distance of 23.79 feet to a point; thence turning and running N.61°00'41"W. a distance of 17.21 feet to the point of beginning. Parcel E-1 contains 191 square feet of area, more or less.
  - ii. Temporary Easement: Parcel TE-2: A parcel of land shown as Parcel TE-2 on the aforementioned plan which is comprised of a strip of land which is three feet in width, more or less, along the south side of the Suffield, Cooper, Rowley Street intersection which extends along Parcel E-1 which is described above. Parcel TE-2 contains 55 square feet of area, more or less.
- c. The appraised value of Parcel E-1 and Parcel TE-2 is One Thousand Three Hundred Forty and 00/100 (\$1,340.00) Dollars.

## EXHIBIT 2

Property: 402 Cooper Street, Agawam, Massachusetts  
Current Owner: Alfred Pajer a/k/a Alfred J. Pajer, Life Tenant and  
Alfred Pajer, Trustee, Theresa A. Heckman, Trustee and  
Richard A. Walker, Trustee of the Alfred Pajer Trust  
Deed Reference: Hampden County Registry of Deeds Book 19399, Page 342

Exhibit 2 pertains to an area on property located at 402 Cooper Street, Agawam, Hampden County, Massachusetts which is more particularly described in a deed which is recorded in the Hampden County Registry of Deeds at Book 19399, Page 342.

- a. It is the intention to take a **permanent easement** and a **temporary easement** on this property, designated as **Parcel E-2** and **Parcel TE-3**, which are shown on the plan entitled: "Owned by the City of Agawam; Agawam, Massachusetts; Hampden County; Street Layout Plans; Showing Location of Easements for the Purpose of Reconstructing Cooper Street at Suffield Street for the City of Agawam" Dated March 11, 2026 which plan was prepared by: Christopher C. Danforth, PLS#41604 of VHB, 120 Front Street, Suite 500, Worcester, MA 01608. The temporary easement shall be in effect for a period of no more than five (5) years from the date of the recording of the Order of Taking.
- b. The permanent and temporary easements are further described as follows:
  - i. Permanent Easement: Parcel E-2: A parcel of land shown as Parcel E-2 on the aforementioned plan which is bounded and described as follows: Beginning at the easterly corner of the parcel herein described in the westerly line of the CITY LAYOUT of Cooper Street. Said point can also be further described as being located N.41°01'21"W. a distance of 26.34 feet from station 52+75.07 on the Cooper Street construction baseline; running thence S.7°22'40"E. a distance of 17.81 feet to a point; thence turning and running S.53°58'54"E. a distance of 15.47 feet to a point along the easterly line of the CITY LAYOUT of Rowley Street; thence turning and running S.50°04'06"W. a distance of 13.34 feet along the westerly line of the CITY LAYOUT of Cooper Street to the point of beginning. Parcel E-2 contains 100 square feet of area, more or less.
  - ii. Temporary Easement: Parcel TE-3: A parcel of land shown as Parcel TE-3 on the aforementioned plan which is comprised of a strip of land which is three feet in width, more or less, along the west side of the Suffield, Cooper, Rowley Street intersection which extends along the frontage of 402 Cooper Street and along Parcel E-2 which is described above. Parcel TE-3 contains 468 square feet of area, more or less.
- c. The appraised value of Parcel E-2 and Parcel TE-3 is One Thousand Eight Hundred Eighty and 00/100 (\$1,880.00) Dollars.

### EXHIBIT 3

Property: 373 Rowley Street, Agawam, Massachusetts  
Current Owner: MAAHI Petroleum Corp.  
Deed Reference: Hampden County Registry of Deeds Book 19112, Page 129

Exhibit 3 pertains to an area on property located at 373 Rowley Street, Agawam, Hampden County, Massachusetts which is more particularly described in a deed which is recorded in the Hampden County Registry of Deeds at Book 19112, Page 129.

- a. It is the intention to take a **permanent easement** and a **temporary easement** on this property, designated as **Parcel E-3** and **Parcel TE-4**, which are shown on the plan entitled "Owned by the City of Agawam; Agawam, Massachusetts; Hampden County; Street Layout Plans; Showing Location of Easements for the Purpose of Reconstructing Cooper Street at Suffield Street for the City of Agawam" Dated March 11, 2026 which plan was prepared by: Christopher C. Danforth, PLS#41604 of VHB, 120 Front Street, Suite 500, Worcester, MA 01608. The temporary easement shall be in effect for a period of no more than five (5) years from the date of the recording of the Order of Taking.
- b. The permanent and temporary easements are further described as follows:
  - i. Permanent Easement: Parcel E-3: A parcel of land shown as Parcel E-3 on the aforementioned plan which is bounded and described as follows: Beginning at the southerly corner of the parcel herein described in the westerly line of the CITY LAYOUT of Rowley Street. Said point can also be further described as being located N.36°03'11"E. a distance of 24.26 feet from station 22+03.38 on the Rowley Street construction baseline, and running thence N.67°35'32"E. a distance of 9.89 feet to a point; thence turning and running S.7°36'26"W. a distance of 9.58 feet to a point along the westerly line of the CITY LAYOUT of Suffield Street; thence turning and running N.53°58'54"W. a distance of 9.73 feet along the westerly line of the CITY LAYOUT of Rowley Street to the point of beginning. Parcel E-3 contains 41 square feet of area, more or less.
  - ii. Temporary Easement: Parcel TE-4: A parcel of land shown as Parcel TE-4 on the aforementioned plan which is comprised of a strip of land which is eight feet in width, more or less, along the north west side of the Suffield, Cooper, Rowley Street intersection which extends along Parcel E-3 which is described above. Parcel TE-4 contains 98 square feet of area, more or less.
- c. The appraised value of Parcel E-3 and Parcel TE-4 is Seven Hundred and 00/100 (\$700.00) Dollars.

## EXHIBIT 4

Property: 305 Suffield Street, Agawam, Massachusetts  
Current Owner: Mass Veterinary Services LLC  
Deed Reference: Hampden County Registry of Deeds Book 25400, Page 81

Exhibit 4 pertains to an area on property located at 305 Suffield Street, Agawam, Hampden County, Massachusetts which is more particularly described in a deed which is recorded in the Hampden County Registry of Deeds at Book 25400, Page 81.

- a. It is the intention to take a **permanent easement** and a **temporary easement** on this property, designated as **Parcel E-4** and **Parcel TE-5**, which are shown on the plan entitled "Owned by the City of Agawam; Agawam, Massachusetts; Hampden County; Street Layout Plans; Showing Location of Easements for the Purpose of Reconstructing Cooper Street at Suffield Street for the City of Agawam" Dated March 11, 2026 which plan was prepared by: Christopher C. Danforth, PLS#41604 of VHB, 120 Front Street, Suite 500, Worcester, MA 01608. The temporary easement shall be in effect for a period of no more than five (5) years from the date of the recording of the Order of Taking.
- b. The permanent and temporary easements are further described as follows:
  - i. Permanent Easement: Parcel E-4: A parcel of land shown as Parcel E-4 on the aforementioned plan which is bounded and described as follows: Beginning at the southerly corner of the parcel herein described in the easterly line of the CITY LAYOUT of Suffield Street. Said point can also be further described as being located S.82°35'33"E. a distance of 25.04 feet from station 104+02.74 on the Suffield Street construction baseline, running thence N.7°36'26"E. a distance of 28.33 feet to a point along the easterly line of the CITY LAYOUT of Suffield Street; thence turning and running S.48°25'35"E. a distance of 15.86 feet to a point; thence turning and running S.41°40'00"W. a distance of 23.49 feet along the westerly line of the CITY LAYOUT of Cooper Street to the point of beginning. Parcel E-4 contains 186 square feet of area, more or less.
  - ii. Temporary Easement: Parcel TE-5: A parcel of land shown as Parcel TE-5 on the aforementioned plan which is comprised of a strip of land which is six feet in width, more or less, along the north east side of the Suffield, Cooper, Rowley Street intersection which extends along Parcel E-4 which is described above. Parcel TE-5 contains 280 square feet of area, more or less.
- c. The appraised value of Parcel E-4 and Parcel TE-5 is Two Thousand Two Hundred Eighty and 00/100 (\$2,280.00) Dollars.

## EXHIBIT 5

Property: 319 Suffield Street, Agawam, Massachusetts  
Current Owner: Alfred Pajer a/k/a Alfred J. Pajer, Life Tenant and  
Alfred Pajer, Trustee, Theresa A. Heckman, Trustee and  
Richard A. Walker, Trustee of the Alfred Pajer Trust  
Deed Reference: Hampden County Registry of Deeds Book 19399, Page 342

Exhibit 5 pertains to an area on property located at 319 Suffield Street, Agawam, Hampden County, Massachusetts which is more particularly described in a deed which is recorded in the Hampden County Registry of Deeds at Book 19399, Page 342.

- a. It is the intention to take a **permanent easement** and a **temporary easement** on this property, designated as **Parcel E-5** and **Parcel TE-1**, which are shown on the plan entitled "Owned by the City of Agawam; Agawam, Massachusetts; Hampden County; Street Layout Plans; Showing Location of Easements for the Purpose of Reconstructing Cooper Street at Suffield Street for the City of Agawam" Dated March 11, 2026 which plan was prepared by: Christopher C. Danforth, PLS#41604 of VHB, 120 Front Street, Suite 500, Worcester, MA 01608. The temporary easement shall be in effect for a period of no more than five (5) years from the date of the recording of the Order of Taking.
- b. The permanent and temporary easements are further described as follows:
  - i. Permanent Easement: Parcel E-5: A parcel of land shown as Parcel E-5 on the aforementioned plan which is bounded and described as follows: Beginning at the westerly corner of the parcel herein described in the easterly line of the CITY LAYOUT of Suffield Street. Said point can also be further described as being located S.82°12'55"E. a distance of 25.19 feet from station 103+11.12 on the Suffield Street construction baseline, running thence N.7°36'36"E. a distance of 5.00 feet to a point along the easterly line of the CITY LAYOUT of Suffield Street; thence turning and running S.82°23'34"E. a distance of 3.00 feet to a point; thence turning and running S.7°36'26"W. a distance of 5.00 feet to a point; thence turning and running N.82°23'34"W. a distance of 3.00 feet to the point of beginning. Parcel E-5 contains 15 square feet of area, more or less.
  - ii. Temporary Easement: Parcel TE-1: A parcel of land shown as Parcel TE-1 on the aforementioned plan which is comprised of a strip of land which is four feet in width, more or less, along the east side of the Suffield, Cooper, Rowley Street intersection which extends along the frontage of 319 Suffield Street and Parcel E-5 which is described above. Parcel TE-1 contains 1,401 square feet of area, more or less.
- c. The appraised value of Parcel E-5 and Parcel TE-1 is Seven Hundred Twenty and 00/100 (\$720.00) Dollars.



# Town of Agawam

Christopher C. Johnson, Mayor  
36 Main Street  
Agawam, MA 01001  
Telephone: 413-786-0400 | 413-786-4520

## Memorandum

To: Agawam City Council  
From: Christopher C. Johnson, Mayor  
Re: TR-2026-16 (Suffield/Cooper/Rowley Street Intersection)  
Date: April 2, 2026

---

TR-2026-16 is a resolution authorizing an Order of Taking for the reconstruction of the Suffield, Cooper and Rowley Street intersection. The project will include the addition of a north bound turn lane on Suffield Street to allow for cars to turn west onto Cooper and Rowley Streets without blocking the northbound traffic on Suffield Street. It will also include the addition of actuated pedestrian crosswalks on all five roadways that lead into the intersection, and the replacement of the traffic lights and controls.

The DPW was awarded a \$100,000 grant for the preparation of a preliminary design of this intersection as part of the Massachusetts Casino Community Mitigation Fund. The DPW was subsequently awarded an \$833,000 construction grant from the same fund. The town received an estimate to complete the project of \$1,700,000 from our consulting engineers. The balance of the funding required to complete the project was appropriated in the Capital Improvement section of the FY2026 Annual Operating Budget.

The consulting engineers are presently completing final specifications and bid documents to complete the project. Construction is expected to begin in late spring or early summer this year with completion by early fall.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson  
Mayor

**TR-2026-17**

**A RESOLUTION TO APPROPRIATE AND AUTHORIZE BORROWING IN THE AMOUNT OF TWO MILLION FIVE HUNDRED SEVENTY-SEVEN THOUSAND THREE HUNDRED NINETY-EIGHT (\$2,577,398.00) DOLLARS FOR THE PURCHASE OF TWO FIRE ENGINE PUMP TRUCKS FOR THE AGAWAM FIRE DEPARTMENT**

(Sponsored by Christopher C. Johnson, Mayor)

---

**WHEREAS**, the Agawam Fire Department currently has four fire engine pump trucks with two assigned to each station; and

**WHEREAS**, two of the current fire engine pump trucks were purchased in 2018 and they are currently deployed as the front line vehicles in each station, and the other two fire engine pump trucks were purchased in 2008 and they are deployed as reserve vehicles in each station; and

**WHEREAS**, the 2008 fire engine pump trucks are nearing the end of their serviceable life and there is a considerable lead time (estimated at 850 days) to have new vehicles manufactured and delivered; and

**WHEREAS**, the Fire Department has received a quote for the manufacture of two new fire engine pump trucks of One Million Two Hundred Eighty-Eight Thousand Six Hundred Ninety-Nine (\$1,288,699.00) Dollars per truck for a total amount of Two Million Five Hundred Seventy-Seven Thousand Three Hundred Ninety-Eight (\$2,577,398.00) Dollars, which includes a trade in allowance of Forty-Five Thousand (\$45,000.00) Dollars for each of our 2008 trucks; and

**WHEREAS**, the current build time for these new fire engine pump trucks is estimated at 850 days which would result in their delivery to the Agawam Fire Department in late 2028; and

**WHEREAS**, it is in the best interests of the Town of Agawam to appropriate and authorize borrowing in the amount of Two Million Five Hundred Seventy-Seven Thousand Three Hundred Ninety-Eight (\$2,577,398.00) Dollars to purchase two new fire engine pump trucks for the Agawam Fire Department; and

**NOW THEREFORE**, the Agawam City Council hereby resolves to authorize the following:

1. That the City known as the Town of Agawam appropriates the amount of Two Million Five Hundred Seventy-Seven Thousand Three Hundred Ninety-Eight (\$2,577,398.00) Dollars for the purpose of funding the cost to purchase two fire engine pump trucks for the Agawam Fire Department (the Project).

2. To meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow Two Million Five Hundred Seventy-Seven Thousand Three Hundred Ninety-Eight (\$2,577,398.00) Dollars to pay the costs of this Project, including the payment of all costs incidental and related thereto under Massachusetts General Laws Chapter 44 or any other enabling authority; and to issue bonds or notes of the City known as the Town of Agawam therefore, and the Mayor is authorized to take any other action necessary to carry out this Project.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

---

Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

---

Christopher S. Cappucci, Solicitor



# Town of Agawam

Christopher C. Johnson, Mayor  
36 Main Street  
Agawam, MA 01001  
Telephone: 413-786-0400 | 413-786-4520

## Memorandum

To: Agawam City Council  
From: Christopher C. Johnson, Mayor  
Re: TR-2026-17 (2 new Fire Engine Pump Trucks)  
Date: April 2, 2026

---

TR-2026-17 is a resolution authorizing the appropriation and borrowing to purchase two new fire engine pump trucks for the Agawam Fire Department. The Agawam Fire Department currently has four fire engine pump trucks with two assigned to each station. Two of the current fire engine pump trucks were purchased in 2018 and they are currently deployed as the front line vehicles in each station, and the other two fire engine pump trucks were purchased in 2008 and they are deployed as reserve vehicles in each station. The 2008 fire engine pump trucks are nearing the end of their serviceable life and there is a considerable lead time (estimated at 850 days) to have new vehicles manufactured and delivered.

The Fire Department has received a quote for the manufacture of two new fire engine pump trucks of One Million Two Hundred Eighty-Eight Thousand Six Hundred Ninety-Nine (\$1,288,699.00) Dollars per truck for a total amount of Two Million Five Hundred Seventy-Seven Thousand Three Hundred Ninety-Eight (\$2,577,398.00) Dollars, which includes a trade in allowance of Forty-Five Thousand (\$45,000.00) Dollars for each of our 2008 trucks. The current build time for these new fire engine pump trucks is estimated at 850 days which would result in their delivery to the Agawam Fire Department in late 2028.

You will note in the quote that the vendor is offering a discount of \$124,160 per truck if the bill is paid in advance at the time the order is placed. While this seems like favorable option, simple analysis proves otherwise. The Town currently earns 4% + on its reserve funds. If you take the discounted price for both vehicles (\$2,329,078.00) and invest it at 4% with compounding interest until the expected delivery date, the amount is almost the same as the discounted price. When you further consider that the last truck that the town purchased was delivered approximately 6 months after its expected completion date, it does not make sense to pay for the trucks in advance.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson  
Mayor



# Agawam Fire Department

800 Main Street, Agawam, Massachusetts, 01001  
Voice (413) 786-0657 ▪ [www.agawam.ma.us/fire](http://www.agawam.ma.us/fire) ▪ Fax (413) 786-1241



ALAN SIROIS, CHIEF OF DEPARTMENT  
FRANK MATUSZCZAK, DEPUTY FIRE CHIEF  
DEREK MYERS, FIRE INSPECTOR  
DAN LIZOTTE, DRILL INSTRUCTOR  
JOHN SAULENAS, EMS DIRECTOR

[afdchief@agawam.ma.us](mailto:afdchief@agawam.ma.us)  
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[afdtraining@agawam.ma.us](mailto:afdtraining@agawam.ma.us)  
[afdems@agawam.ma.us](mailto:afdems@agawam.ma.us)

To: Agawam City Council  
From: Fire Chief Alan Sirois  
Re: Support for TR-2026-17 – Acquisition of Two Fire Engines  
Date: March 25, 2026

This memorandum is submitted in strong support of TR-2026-17, which authorizes the appropriation and borrowing of \$2,577,398 for the purchase of two fire engines for the Agawam Fire Department.

The Agawam Fire Department currently operates a four-engine deployment model, with two engines assigned to each station. Two of these engines, purchased in 2018, serve as front-line apparatus and remain in good operational condition. The remaining two engines, purchased in 2008, are assigned as reserve units but are now approaching the end of their reliable service life. As these vehicles age, they are experiencing increased maintenance demands, higher repair costs, and a greater likelihood of mechanical failure during emergency response. While still functional, they no longer provide the level of reliability expected of reserve apparatus and instead present a growing operational vulnerability.

Delaying the replacement of these vehicles introduces clear and measurable risk to the community and the Department's ability to respond effectively. Aging apparatus are more prone to breakdowns, which can result in units being placed out of service more frequently. This reduces system reliability and limits operational redundancy across the two stations. In the event of a significant mechanical failure, a station could temporarily lose adequate fire suppression capability, increasing reliance on mutual aid from neighboring communities and potentially extending response times. These impacts directly affect both life safety and property conservation and are consistent with known trends in apparatus lifecycle performance.

The current estimated build time for new fire engine pump trucks is approximately 850 days, or more than two years from the time of order to delivery. Based on this timeline, approval of this project now would result in delivery in late 2028. Any delay in approval will push delivery further into the future, potentially extending into 2029 or beyond. Given the current condition of the reserve apparatus, postponing this decision will widen the gap between the end of reliable service life and the arrival of replacement units.

The total project cost for two new fire engine pump trucks is \$2,577,398, which includes a trade-in allowance of \$45,000 per unit for the existing 2008 apparatus. Although the vendor has offered a discount for full prepayment at the time of order, financial analysis indicates that this option does not provide a meaningful advantage. The Town's ability to earn approximately 4%

on existing invested funds results in a comparable return over the anticipated build period. Additionally, prepayment introduces unnecessary risk, particularly given prior experience with delivery delays beyond projected timelines. For these reasons, standard payment upon delivery remains the most fiscally responsible approach.

It is also important to recognize that delaying this purchase will almost certainly result in increased costs. Fire apparatus pricing has continued to rise due to inflationary pressures affecting raw materials, labor, and supply chains. Industry trends over the past several years have shown consistent year-over-year price increases, and there is no indication that this trend will reverse in the near term. Deferring this order exposes the Town to higher future procurement costs for the same equipment, reducing overall purchasing power and increasing long-term capital expenditures.

Approving this project will ensure that the Department maintains a reliable and modern fleet capable of supporting both front-line and reserve operations for the next 20 years. Replacing aging apparatus will reduce maintenance costs, minimize downtime, and improve overall system reliability. New apparatus will also incorporate current safety and performance standards, enhancing firefighter safety and operational effectiveness during emergency incidents. Furthermore, securing this purchase now protects the Town from continued cost escalation, supply chain uncertainty, and diminished purchasing power in future years.

This project represents a time-sensitive capital investment necessary to maintain the operational readiness of the Agawam Fire Department. The existing reserve engines are nearing the end of their service life, and the extended manufacturing timeline requires proactive action to avoid a future capability gap. For these reasons, it is recommended that the City Council approve TR-2026-17 as presented. This action will ensure continued delivery of reliable emergency services, protect public safety, and position the Town to manage long-term capital needs in a responsible and strategic manner.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Alan Sirois', with a long horizontal flourish extending to the right.

Alan Sirois, Fire Chief





**NEW ENGLAND FIRE EQUIPMENT & APPARATUS CORPORATION**

**10 STILLMAN ROAD  
NORTH HAVEN, CONNECTICUT 06473**

**TEL 203-234-5678**

Chief Alan Sirois  
Agawam Fire Department  
800 Main Street  
Agawam, MA 01001

March 6, 2026

Re: Revised Pumper Quote

Chief,

On February 20, 2026, you requested an extension of the price protection on this quote for an additional 60 days. As discussed, I was able to get an extension through our RSM Tim Burhart for 30 days with a plan to go for an additional 15-20 days at the time of expiration. During this conversation, you additionally asked for a little better on the trade-in allowance.

After discussions with my powers-that-be - and a thorough review of this job, I am pleased to provide you with this revised quote. Each pumper will now cost one million one hundred sixty-four thousand five hundred thirty-nine dollars (\$1,164,539.00). This price includes Sourcewell pricing via contract 082025-RVG-4 that matures on 12-08-2029 and with your Sourcewell membership number 100498. This price also includes a credit of \$124,160.00 for paying the full invoice at the time of contract signing. Additionally, a trade-in allowance of \$45,000 per apparatus for your current Engine 3 and Engine 4 is included. This quote also includes a performance bond for your protection as well as the usual factory travel for 4 trips (pre-con, chassis, mid-point and final inspections).

This quote is now valid through March 30, 2026 (Tim rounded it to the end of the month, so 40 days from the request/approval). At that time, I can likely get another 15-20 days. Current build time is 850 days from full contract execution.

As always, if you have any further questions, please let me know.

Thanks,  
Dave

*David J Farrell*

David J Farrell  
Sales Specialist  
NEFEA  
508-951-9399 cell  
[dfarrell@nefea.com](mailto:dfarrell@nefea.com)



**TR-2026-18**

**A RESOLUTION CONFIRMING THE REAPPOINTMENT OF  
HENRY A. KOZLOSKI, 102 MEADOW STREET, AGAWAM, MA.  
TO THE COMMUNITY PRESERVATION ACT COMMITTEE TO A TERM  
EXPIRING APRIL 30, 2029**

**(Sponsored by Christopher C. Johnson, Mayor)**

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**WHEREAS**, the appointment of Henry A. Kozloski as representative of the Agawam Conservation Commission on the Agawam Community Preservation Act Committee will expire on April 30, 2026; and

**WHEREAS**, Henry A. Kozloski, 102 Meadow Street, Agawam, MA wishes to be reappointed; and

**WHEREAS**, at their March 26, 2026 meeting, the Agawam Conservation Commission voted on and confirmed that Henry A. Kozloski be reappointed as their representative on the Community Preservation Act Committee; and

**NOW, THEREFORE, THE AGAWAM CITY COUNCIL** hereby resolves to confirm the reappointment of Henry A. Kozloski, 102 Meadow Street, Agawam, MA, to the Agawam Community Preservation Act Committee for a term expiring April 30, 2029.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, Council President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, City Solicitor



# Town of Agawam Conservation Commission

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1000 Suffield Street  
Agawam, MA 01001  
Telephone:  
413-786-0400 ext. 8245  
Fax: 413-786-9927

March 27, 2026

Mayor Christopher Johnson  
36 Main Street  
Agawam, Ma 01001

Dear Mayor Johnson:

At its duly called meeting held on March 26, 2026, the Agawam Conservation Commission voted to appoint Henry Kozloski as the Conservation Commission representative to the CPA Committee.

If you have any questions, please contact this office.

Sincerely,

Henry A. Kozloski, chair  
Agawam Conservation Commission

Cc: Town Clerk, File, CPA

**TR-2026-19**

**A RESOLUTION CONFIRMING THE REAPPOINTMENT OF FRANK DeSTEFANO,  
918 SHOEMAKER LANE, FEEDING HILLS, MA. TO THE COMMUNITY  
PRESERVATION ACT COMMITTEE TO A TERM EXPIRING APRIL 30, 2029**

**(Sponsored by Christopher C. Johnson, Mayor)**

---

**WHEREAS**, the appointment of Frank DeStefano on the Agawam Community Preservation Act Committee expires on April 30, 2026; and

**WHEREAS**, Frank DeStefano, 918 Shoemaker Lane, Feeding Hills, MA wishes to be reappointed; and

**WHEREAS**, the reappointment of Frank DeStefano was voted on and confirmed by the Agawam Planning Board at their April 2, 2026 meeting; and

**NOW, THEREFORE, THE AGAWAM CITY COUNCIL** hereby resolves to confirm the appointment of Frank Destefano, 918 Shoemaker Lane, Feeding Hills, MA, to the Agawam Community Preservation Act Committee for a term expiring April 30, 2029.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026

**PER ORDER OF THE AGAWAM CITY COUNCIL**

---

Anthony J. Russo, Council President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, City Solicitor

**TR-2026-20**  
**A RESOLUTION ADOPTING THE**  
**FISCAL YEAR 2027 to FISCAL YEAR 2031**  
**CAPITAL IMPROVEMENT PROGRAM**

(Sponsored by Christopher C. Johnson, Mayor)

---

**WHEREAS**, the Capital Improvement Program for Fiscal Year 2027 to Fiscal Year 2031 was submitted to the City Council on April 2, 2026 in accordance with Section 5-3(a) of the Agawam Home Rule Charter; and

**WHEREAS**, the Capital Improvement Program contains a prioritized plan of proposed capital improvements over the next five (5) fiscal years in accordance with Section 5-3(b) of the Charter; and

**WHEREAS**, the Capital Improvement Program is designed to utilize city funds for capital improvements on the basis of community priorities in coordination with the availability of grants and/or other state, federal or private reimbursements; and

**WHEREAS**, in developing the Capital Improvement Program, the planning process includes consideration of the growth of the city, the improvement of efficient service delivery in an effort to reduce the need for staff increases, maintenance of new and existing facilities and consideration of existing bond commitments; and

**WHEREAS**, each year the Capital Improvement Program is revised and updated in light of changing needs, requirements and funding availability; and

**WHEREAS**, in accordance with Sections 5-3(c) and 5-3(d) of the Charter, the Council shall conduct a public hearing and, on or before the twentieth day of the last month of the current fiscal year, shall by resolution adopt the Capital Improvement Program; and

**WHEREAS**, it is in the best interests of the City of Agawam to adopt the attached Fiscal Year 2027 to Fiscal Year 2031 Capital Improvement Program; and

**NOW THEREFORE**, the Agawam City Council hereby resolves to adopt the attached Fiscal Year 2027 to Fiscal Year 2031 Capital Improvement Program.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, Council President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, City Solicitor

TR-2026-21

**A RESOLUTION ACCEPTING A GRANT FROM THE  
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY  
AND THE DEPARTMENT OF FIRE SERVICES IN THE AMOUNT OF  
EIGHTEEN THOUSAND SEVEN HUNDRED SIXTY  
(\$18,760.00) DOLLARS TO THE AGAWAM FIRE DEPARTMENT  
PURSUANT TO MASSACHUSETTS GENERAL LAWS  
CHAPTER 44, SECTION 53(a)**

(Sponsored by Christopher C. Johnson, Mayor)

---

**WHEREAS**, the Department of Fire Services (DFS), a division within the Commonwealth of Massachusetts Executive Office of Public Safety and Security has awarded the Town of Agawam Fire Department a Firefighter Safety Equipment Grant in the amount of Eighteen Thousand Seven Hundred Sixty (\$18,760.00) Dollars; and

**WHEREAS**, the Agawam Fire Department will use the grant funds to purchase four sets of structural firefighting personal protective equipment, four sets of coats and pants; and

**WHEREAS**, it is in the best interests of the Town of Agawam to accept said grant from the Commonwealth of Massachusetts Executive Office of Public Safety and Security Department of Fire Services (DFS); and

**NOW THEREFORE**, the Agawam City Council hereby resolves pursuant to Massachusetts General Laws Chapter 44, Section 53(a) to accept a Firefighter Safety Equipment Grant from the Commonwealth of Massachusetts Executive Office of Public Safety and Security Department of Fire Services (DFS) in the amount of Eighteen Thousand Seven Hundred Sixty (\$18,760.00) Dollars to the Agawam Fire Department.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

---

Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, Solicitor



OFFICE OF THE GOVERNOR  
COMMONWEALTH OF MASSACHUSETTS  
STATE HOUSE BOSTON, MA 02133  
(617) 725-4000

**MAURA T. HEALEY**  
GOVERNOR

**KIMBERLEY DRISCOLL**  
LIEUTENANT GOVERNOR

March 31, 2026

Chief Alan Sirois  
Town of Agawam  
800 Main Street  
Agawam, MA 01001

Dear Chief Sirois,

Congratulations! I am pleased to inform you that the Executive Office of Public Safety and Security and the Department of Fire Services (DFS) has awarded the Town of Agawam Fire Department \$18,760.00 of funding for the Firefighter Safety Equipment Grant Program in State Fiscal Year 2026.

With each new challenge, the fire service in Massachusetts demonstrates its ability to adapt, overcome, and continue providing the excellent level of services that the citizens of the Commonwealth have come to expect. Please know how thankful I am for this, and how grateful I am to be able to provide your department with this important equipment.

The contract, terms and conditions, and other documents for this program will be provided to you by DFS. Please contact Tim Moore at DFS with any questions about this award at 978-567-3721 or [Timothy.Moore@mass.gov](mailto:Timothy.Moore@mass.gov) for contract terms, conditions, and other award documents.  
Sincerely,

A handwritten signature in blue ink that reads "M. T. Healey".

GOVERNOR MAURA T. HEALEY

A handwritten signature in blue ink that reads "Kim Driscoll".

LT. GOVERNOR KIMBERLEY DRISCOLL

CC: Deputy Chief Frank Matuszczak

**A RESOLUTION APPROPRIATING AND AUTHORIZING  
THE EXPENDITURE OF COMMUNITY PRESERVATION FUNDS FOR  
FIELD IRRIGATION AT THE AGAWAM JUNIOR HIGH SCHOOL**

**(Sponsored by the Community Preservation Act Committee)**

---

**WHEREAS**, voters of Agawam accepted the provisions of the Community Preservation Act and chose to form a Community Preservation Committee (CPA); and

**WHEREAS**, Massachusetts General Laws, Chapter 44B, Section 5(b)(2) allows the Community Preservation Committee to make recommendations to the City Council which is the legislative body for Agawam; and

**WHEREAS**, Massachusetts General Laws, Chapter 44B, Section 5(d) states that the City Council as legislative body shall then take such action and approve such appropriations as recommended by the Community Preservation Committee; and

**WHEREAS**, CPA funds may be spent on the rehabilitation or restoration of any recreational land and may be spent on any open space that has been acquired or created using CPA funds; and

**WHEREAS**, the proposed CPA expenditure will allow for the installation of a new irrigation system on the field at the Agawam Junior High School; and

**WHEREAS**, the CPA Committee has recommended that the Agawam City Council appropriate and expend the amount of Forty One Thousand Eight Hundred Thirty Eight (\$41,838.00) Dollars from the CPA Unreserved Fund Balance; and

**WHEREAS**, it is in the best interests of the City of Agawam to appropriate from the community preservation fund and authorize the proposed CPA expenditure for the installation of an irrigation system at the field at the Agawam Junior High School; and

**NOW THEREFORE**, the Agawam City Council hereby resolves, appropriates and authorizes the expenditure of Community Preservation Funds in the amount of Forty One Thousand Eight Hundred Thirty Eight (\$41,838.00) Dollars from the CPA Unreserved Fund Balance for the installation of an irrigation system at the field at the Agawam Junior High School in accordance with Massachusetts General Laws, Chapter 44B, Section 6.


The Agawam City Council hereby further resolves that the Mayor is authorized to expend said funds, as permitted by law, and to do all things necessary for the purposes so stated.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.


**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher Cappucci, Solicitor

**APPROVED AS TO APPROPRIATION**

  
\_\_\_\_\_  
Cheryl St. John, Auditor



**AGAWAM, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE**

**APPLICATION COVER PAGE**

**I: Project Information**

Project Name: Agawam Junior High Field Irrigation

Project Location: 1305 Springfield Street, Agawam, MA 01001, adjacent to Agawam Junior High School.

Legal Property Owner of Record: Town of Agawam

One Sentence Description of Project: Installation of a new irrigation system at Agawam Junior High School Field

*Please indicate (X) all categories that apply to this project (at least one).*

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition				
Creation				
Preservation				
Support				
Rehabilitation/ Restoration	x	x		

Estimated Start Date: June, 2026

Estimated Completion Date: July, 2026

CPA Funding Request: \$41,838

**II: Applicant Information**

Applicant Name / Organization: Town of Agawam

Co-Applicant Name / Organization:

Contact Person: Peter Sadowski

Mailing Address: 1000 Main Street Agawam, MA 01001

Daytime phone #: 413-786-0400      Email: Psadowski @agawam.ma.us

Project Manager: Peter Sadowski

**III: Signatures**

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Act Committee and / or the Town of Agawam to obtain verification from any source provided.

Name (printed):	Peter Sadowski	03/13/2026
Name (printed)		



**AGAWAM, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE**

**BUDGET SUMMARY**

Project Name: Agawam Junior High Field Irrigation
Applicant: Town of Agawam

<b>Summary Of Project Costs</b>			
Please include a complete itemized budget of all project expenses in your submission. Include extra pages as necessary. <i>Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>			
	Item	Cost	Explanation
1	<b>Irrigation Materials and Installation</b>	<b>\$28,900</b>	<b>Initial quote received from Cascio Company. Town has since issued an official RFQ seeking additional quotes.</b>
2	<b>Electrical Materials</b>	<b>\$2,500</b>	
3	<b>DuraTemp TownHouse</b>	<b>\$1,700</b>	<b>4'x6' Shed from Skips</b>
4	<b>Electrical Supplies</b>	<b>\$6,739</b>	<b>10%</b>
5	<b>Contingency</b>	<b>\$2,000</b>	<b>Approx. 5%</b>
6			
<b>Total Project Costs</b>		<b>\$41,838</b>	
*Soft costs include design, professional services, construction administration, permitting fees, closing costs, legal fees, etc.			
**Construction includes new construction, preservation, rehabilitation work, and / or accessibility related expenses			

<b>Explanation of Additional Funding Sources</b>				
<i>Please explain the status of each funding source (i.e. submitting application on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or are on hand, please include documentation from the funding source (i.e. commitment letter, bank statement) in application packet.</i>				
	Source	Amount	Secured? (Yes/No)	Status Funding Source
1				
2				
3				
4				
5				



## AGAWAM, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE

### NARRATIVE PROMPTS

#### **Project Overview**

The Town of Agawam seeks Community Preservation Act (CPA) funding to support the installation of a new irrigation system at Agawam Junior High School Field, located at 1305 Springfield Street, Agawam, MA located on the east side of the school. This project is a critical capital improvement to create a reliable irrigation infrastructure for a key recreational asset used for school sports, including soccer, field hockey and lacrosse, football and community activities. This project aligns with CPA goals for recreation by enhancing public open space, improving accessibility, and supporting sustainable land use, benefiting students, youth programs, and the broader Agawam community. A modern irrigation system will complement this investment by ensuring a safe and viable athletic field, encouraging greater community use,

#### **Project Need and Justification**

Agawam Junior High School Field currently has no irrigation or watering system, resulting in poor turf conditions, safety hazards, and restricted usability, particularly during dry periods. The lack of irrigation leads to uneven grass growth, compacted soil, and unsafe playing surfaces, limiting the field's ability to support consistent recreational programming and community events. Installing a modern, high-efficiency irrigation system represents a significant capital improvement to transform the field into a safe, sustainable, and reliable recreational resource. The system will ensure healthy turf growth and reduce water waste through targeted zoning. This upgrade is essential to promoting community health, youth engagement, and civic pride by providing a high-quality athletic facility. Without this improvement, the field will remain underutilized, posing ongoing risks to user safety and diminishing recreational opportunities for the athletic field.

#### **Scope of Work**

The project involves dividing the field into approximately 11 zones with an estimated 65 high-efficiency sprinkler heads to provide full coverage. Key components include:

- Furnishing and installing valves for each zone and a 12-zone Rainbird controller.
- Installing approximately 65 rotary or spray-type sprinkler heads for uniform precipitation and safety.
- Purchase and Installation of a 4'x6' shed to protect components from weather theft, etc.
- System testing, commissioning, and pressure tests, zone verification, and as-built drawings.

All work will comply with Massachusetts regulations (e.g., 248 CMR), local codes, and industry standards (e.g., ASAE S376.3 for landscape irrigation). The project is scheduled to start early June 1, 2026, and complete by July 1, 2026.

#### **Town's In-Kind Contributions**

The Town of Agawam is committing significant in-kind services through its Department of Public Works (DPW) and Building Maintenance Department, demonstrating a strong local investment and reducing overall project costs. These contributions include:

- **DPW Services:** Excavating trenches for the 2-inch mainline, excavate and install stone for owner supplied shed, installation of the 2-inch water service from the municipal main;
- **Building Maintenance Services:** Procuring and install materials specified by Eversource for a new outdoor electrical service, ensuring system compatibility and safety.

By handling these preparatory and infrastructure tasks internally, the Town is providing substantial in-kind support, allowing CPA funds to focus on specialized irrigation components and installation.

## **Funding Request and Budget**

The Town received an initial quote from Mecca Company exceeding \$10,000, necessitating two additional quotes per M.G.L. Ch. 30B. The Office of Procurement has issued a Request for Quotes with a response deadline of April 8, 2026. If a lower quote is received, any unspent CPA funds will be returned to the CPA budgeted reserve fund balance. The total CPA funding request is \$41,838, which includes contractor costs for materials and labor related to valves, sprinkler heads, and controller installation, plus a 5% contingency for unexpected materials or services. The Town's in-kind contributions and any additional municipal funds will cover the remaining project costs, ensuring efficient use of CPA resources.

This project represents a collaborative effort to enhance community recreation while maximizing taxpayer value through Town-led in-kind services. Approval of this grant will directly improve access to safe, well-maintained public spaces in Agawam.

## **Community and CPA Alignment**

This capital improvement project ensures safe, accessible, and sustainable recreational spaces for current and future generations. By establishing a new irrigation system at Agawam Junior High School Field, where none currently exists, the Town will create a more equitable and inclusive recreational environment, benefiting students, youth sports leagues, and community members. The project aligns with CPA's recreation category by improving a public open space and fostering community engagement through enhanced athletic and recreational opportunities.

  
**TONY MECCIA**  
 INC.  
**LANDSCAPE CONTRACTOR**

P.O. Box 367 • Agawam, MA 01001  
 (413) 789-0432  
 Tonymec123@yahoo.com

- COMPLETE YARD MAINTENANCE
- PATIO & WALLS
- SNOW & ICE REMOVAL

- PLANTING & DESIGN
- SOD
- LAWN SPRINKLERS

CUSTOMER NAME <b>Town of Agawam</b>		DATE
STREET <b>36 Main St</b>	WORK PHONE	JOB LOCATION <b>Jr. High School</b>
CITY, STATE, ZIP <b>Agawam Ma 01001</b>	HOME PHONE <b>Pete - 887-8722</b>	<b>1305 Springfield St.</b>

We hereby propose to furnish the materials, and perform the work necessary to install a underground automatic Lawn Sprinkler System

QTY	MATERIAL	COMMENTS
1	Controller <b>TMA-12</b>	Winterizing <span style="float: right; border: 1px solid black; padding: 2px;">\$ N/A</span>
N/A	Backflow Protector	
11	Electric Valves <b>Hunter PGV 1"</b>	
65	Rotor Sprinklers <b>Rainbird 5004</b>	
N/A	Mini Rotor Sprinklers	Indoor Plumbing Not Included
N/A	Sprinkler Sprays	We Will Contact DigSafe
INC.	Misc. Pipe & Parts	
1	Rain Sensor	
470'	<b>2" PVC</b>	

**Warranty:** The above Lawn Sprinkler System will be warranted against defects in material and workmanship for a total of 2 years from the date of installation; excluding, but not limited to, damage caused by freezing (if not properly winterized), misuse and abuse, neglect, vandalism.

**Payment:** \$ \_\_\_\_\_ Deposit  
 1/2 the total at the start of job.  
 Balance upon completion

Total: \$ **28,900.00**

This proposal is good for 30 days

The owner is responsible for marking all electrical lines, septic tanks, water, gas, cable & T.V. lines on his property.

**ACCEPTANCE OF PROPOSAL**

The customer is responsible for marking property lines

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date \_\_\_\_\_ Signature \_\_\_\_\_



1265 Suffield Street (Rte 75)  
 Agawam, MA 01001  
 413-786-0990  
 FAX: 413-786-0989  
 www.skipsonline.com

199 Worcester-Providence Tpke  
 Sutton, MA 01590  
 508-865-7645

Date 1 / 16 / 26

SOLD TO:

DELIVER TO:

Town of Agawam	
	Agawam Jr. High School
	Peter
	Email psadowski@agawam.ma.us

Sales Person Michele

Res. # \_\_\_\_\_

Cell # 413-821-0626

Siding Color:	Trim Color:	Shutter Color:	Roof Color:
4' x 6' Duratemp Townhouse			\$1700
Spring Delivery			
Customer will pick up			

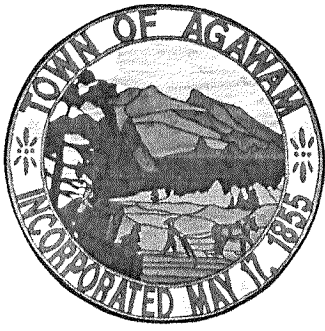
Approximate Del. Time: _____		
Window & Door Placement	Approved By Customer: _____	
	SUBTOTAL	
	TAX	
	WIDE LOAD PERMIT(S)	
	LABOR/DELIVERY	
	TOTAL	1700.00
	DEPOSIT	
	DUE ON DELIVERY	

The product I ordered has been delivered and received on: \_\_\_/\_\_\_/\_\_\_  
 Please see reverse side for additional building delivery terms and conditions.

Check # \_\_\_\_\_ Cash Financed  
 MC Visa Debit AMEX Discover

Site Prep Ramp Kit DS/PS Page 43 of 83

Customer Signature  
 To be signed on delivery/trick up



# Town of Agawam

## Building Maintenance

1347 Main Street Agawam, MA 01001

☎ 413-821-0506 | 📠 413-789-2610



---

**Date:** January 13, 2025

**To:** Peter Sadowski

**From:** Brian Pagella Building Maintenance Director

**Subject:** Request for \$2,500 for Electrical Materials for Junior High Irrigation System

The Building Maintenance Department is requesting \$2,500 to cover the cost of electrical materials and equipment required for the proposed irrigation system at Agawam Junior High.

As part of the installation, the department will procure materials specified by Eversource for a new outdoor electrical service and related components. These materials are necessary to ensure compatibility with the Department of Public Works' (DPW) proposed irrigation system.

Brian Pagella  
Town of Agawam  
Building Maintenance Director

AGAWAM HIGHWAY DEPT.  
1000 SUFFIELD STREET  
AGAWAM, MA

TEAM EJP Springfield MA  
Everett J. Prescott Inc.  
32 Prescott Street  
P.O. Box 600  
Gardiner, ME  
04345

01001

Telephone: 413-543-8888

1/08/26 Bid ID: 5586287 JR. HIGH IRRIGATION PROJECT Bid expires on 02/07/26  
Page 1

Quantity	Sell Per	Description	Unit Price	Extended Price
200	FT	2X200 BLUE CTS TUBE 250	3.63	726.00
20	FT	2X20 K COPPER STRAIGHT SOFT & BX	44.46	889.20
6	EA	2 SS TUBE STIFFENER CTS	6.80	40.80
1	EA	6 202N SADDLE 2CC 663760	185.12	185.12
1	EA	2 BALL CORP CCXQUICK LEAD FREE	446.03	446.03
2	EA	2 BALL CURB QUICK LEAD FREE	633.40	1,266.80
1	EA	2 TEE QUICK LEAD FREE	486.59	486.59
1	EA	2 90 ELBOW QUICK LEAD FREE	372.41	372.41
1	EA	2 BALL VALVE IP W/L LEAD FREE	80.45	80.45
1	EA	2 WILKINS PRV 600XL LF	507.89	507.89
1	EA	2 LF009M2 QT RPZ	1,464.96	1,464.96
2	EA	4-1/2-5-1/2 SERV BOX W/PLUG CVR	77.18	154.36
2	EA	SERVICE BOX FOOT PIECE HEAVY	59.00	118.00

PETE, PLEASE SEE THE MATERIAL  
YOU REQUESTED BELOW. PRICING  
GOOD FOR 30 DAYS. ANY QUESTIONS  
PLEASE CALL JUSTIN @  
(413)673-1135. THANK YOU

Subtotal: 6,738.61  
Tax: .00  
Bid Total: 6,738.61

**A RESOLUTION APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF  
COMMUNITY PRESERVATION FUNDS FOR REMOVAL OF BITTERSWEET AND  
HABITAT RESTORATION**

**(Sponsored by the Community Preservation Act Committee)**

---

**WHEREAS**, voters of Agawam accepted the provisions of the Community Preservation Act and chose to form a Community Preservation Committee (CPA); and

**WHEREAS**, Massachusetts General Laws, Chapter 44B, Section 5(b)(2) allows the Community Preservation Committee to make recommendations to the City Council which is the legislative body for Agawam; and

**WHEREAS**, Massachusetts General Laws, Chapter 44B, Section 5(d) states that the City Council as legislative body shall then take such action and approve such appropriations as recommended by the Community Preservation Committee; and

**WHEREAS**, CPA funds may be spent on the rehabilitation or restoration of any recreational land and may be spent on any open space that has been acquired or created using CPA funds; and

**WHEREAS**, the proposed CPA expenditure will allow for bittersweet removal and habitat restoration at School Street Park and Agawam Riverwalk; and

**WHEREAS**, the CPA Committee has recommended that the Agawam City Council appropriate and expend the amount of Twenty Nine Thousand (\$29,000.00) Dollars from the CPA Unreserved Fund Balance; and

**WHEREAS**, it is in the best interests of the City of Agawam to appropriate from the community preservation fund and authorize the proposed CPA expenditure for the bittersweet removal and habitat restoration at School Street Park and Agawam Riverwalk; and

**NOW THEREFORE**, the Agawam City Council hereby resolves, appropriates and authorizes the expenditure of Community Preservation Funds in the amount of Forty One Thousand Eight Hundred Thirty Eight (\$41,838.00) Dollars from the CPA Unreserved Fund Balance for the bittersweet removal and habitat restoration at School Street Park and Agawam Riverwalk in accordance with Massachusetts General Laws, Chapter 44B, Section 6.

The Agawam City Council hereby further resolves that the Mayor is authorized to expend said funds, as permitted by law, and to do all things necessary for the purposes so stated.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher Cappucci, Solicitor

**APPROVED AS TO APPROPRIATION**

  
\_\_\_\_\_  
Cheryl St. John, Auditor



**AGAWAM, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE**

**APPLICATION COVER PAGE**

<b>I: Project Information</b>					
Project Name: Bittersweet Removal and Habitat Restoration Project					
Project Location: School Street Park- 511 School St, Agawam, MA 01001 Agawam Riverwalk- off River Rd, Agawam, MA 01001					
Legal Property Owner of Record: Town of Agawam					
One Sentence Description of Project: Removal of invasive Oriental bittersweet and restoration of native habitat at School Street Park and the Agawam Riverwalk, including follow-up monitoring and installation of educational signage.					
<i>Please indicate (X) all categories that apply to this project (at least one).</i>					
	Open Space	Recreational Land	Historic Resources	Community Housing	
Acquisition					Estimated Start Date: <u>Spring 2026</u>
Creation					Estimated Completion Date: <u>June 30, 2026</u>
Preservation	X				CPA Funding Request: <u>\$29,000</u>
Support					Total Budget for Project: <u>\$29,000</u>
Rehabilitation/ Restoration	X				

<b>II: Applicant Information</b>	
Applicant Name / Organization: Agawam Conservation Commission	
Co-Applicant Name / Organization:	
Contact Person: Henry Kozloksi; Chairperson	
Mailing Address: 1000 Suffield St, Agawam, MA 01001	
Daytime phone #: 413-821-0600	Email: MMazza@agawam.ma.us
Project Manager: Mario Mazza	

<b>III: Signatures</b>	
I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Act Committee and / or the Town of Agawam to obtain verification from any source provided.	
Name (printed):	Mario Mazza

Name (printed)	Henry Kozloksi	
----------------	----------------	--



**AGAWAM, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE**

**BUDGET SUMMARY**

Project Name: Bittersweet Removal and Habitat Restoration Project
Applicant: Agawam Conservation Commission

<b>Summary Of Project Costs</b>			
Please include a complete itemized budget of all project expenses in your submission. Include extra pages as necessary. <i>Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>			
	Item	Cost	Explanation
1	Study	\$24,400	Invasive species removal by Northern Tree Services, Inc. (cutting, treatment, disposal)
2	Soft Costs*	\$1,663	Educational signage design, fabrication, and installation (Vacker Sign)
3	Acquisition		
4	Construction**		
5	Contingency	\$2,937	Approximately 10% for unforeseeable expenses
6			
<b>Total Project Costs</b>		<b>\$29,000</b>	
*Soft costs include design, professional services, construction administration, permitting fees, closing costs, legal fees, etc.			
**Construction includes new construction, preservation, rehabilitation work, and / or accessibility related expenses			

<b>Explanation of Additional Funding Sources</b>				
Please explain the status of each funding source (i.e. submitting application on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or are on hand, please include documentation from the funding source (i.e. commitment letter, bank statement) in application packet.				
	Source	Amount	Secured? (Yes/No)	Status Funding Source
1	Community Biodiversity Grant	\$26,063	No	Application submitted December 2025, not awarded
2	Town In-Kind Support	TBD	Yes	Project oversight, coordination, and long-term maintenance provided by the Town staff
3	Contingency	TBD	Yes	Approximately 10% to cover any additional expenses due to revised contract pricing
4				
5				



## AGAWAM, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE

### NARRATIVE PROMPTS

#### **Project Overview**

The Town of Agawam seeks Community Preservation Act (CPA) funding to support the removal and management of invasive Oriental bittersweet at two heavily used public recreation and open space areas; School Street Park and the Agawam Riverwalk. These sites include protected riverfront and wetland resource areas and are located within a Designated Massachusetts BioMap Core Habitat. The project will include cutting and removal of invasive vines from native trees and shrubs, proper disposal of invasive material, follow-up monitoring to prevent regrowth, and selective planting of native species where appropriate to stabilize soils and restore habitat. In addition, custom education signage will be installed at both locations to increase public awareness of invasive species and biodiversity loss. This project represents a targeted ecological restoration effort that enhances public open space, protects natural resources, and improves the usability and environmental quality of two of Agawam's most frequent recreational areas.

#### **Project Need and Justification**

Both School Street Park and the Agawam Riverwalk are valuable public assets that serve a wide cross-section of the community, including families, children, walkers, and cyclists. However, these areas are currently threatened by the rapid spread of Oriental bittersweet, an aggressive invasive vine that smothers native vegetation, damages tree canopies, and degrades habitat quality. Without intervention, the continued spread of bittersweet will lead to further loss of native plant communities, reduced biodiversity, increased risk of tree failure, and degradation of riverfront and wetland resource areas. This directly impacts both ecological function and public enjoyment of these spaces. This project is needed to restore degraded natural habitats within publically accessible conservation and recreation areas, protect riverfront and wetland resources that contribute to flood control and climate resilience, and improve the safety, aesthetics, and usability of public trail and parkland. Preserving the existing Town-owned open space from further ecological damage is at the forefront of the Town's goals, and by addressing these issues, the project preserves and enhances the natural character of Agawam while ensuring these areas remain safe, healthy, and accessible for public use.

#### **Scope of Work**

The project includes the following components:

- Cutting Oriental bittersweet vines approximately 4-5 feet above ground level
- Application of targeted herbicide treatment (Garlon 4 with basil oil) to prevent regrowth
- Removal and proper disposal of invasive plant material

CPC Application Packet 1/1/23

- Follow-up monitoring to assess regrowth and treatment effectiveness
- Selective planting of native vegetation where appropriate for habitat restoration and soil stabilization
- Installation of two education signage displays at each project site

Work will be completed by Northern Tree Service, Inc., an experienced, state-approved contractor specializing in invasive species management. Municipal staff will provide project oversight and coordination. Treatment areas will include approximately 300 linear feet along the School Street Park walkway and adjacent areas, as well as the Agawam Riverwalk bike trail and riverfront area near River Street.

## **Town’s In-Kind Contributions**

The Town of Agawam is committing in-kind services to support the successful implementation and long-term sustainability of this project, demonstrating a strong municipal investment while maximizing the impact of CPA funds. These contributions include:

- **Project Oversight and Coordination:** Town Staff, including the Planning and Conservation Department and the Department of Public Works (DPW), will oversee contractor coordination, scheduling, and compliance with environmental and procurement requirements.
- **Administrative and Procurement Support:** The Town will manage procurement processes in accordance with M.G.L. Chapter 30B and ensure all contractor work meets applicable state and local regulations.
- **Site Preparation and Access Coordination:** DPW will assist with site access logistics as needed to facilitate contractor operations in heavily used public areas.
- **Long-Term Stewardship and Maintenance:** Following completion of the project, the Town will remain responsible for ongoing monitoring of treated areas and general land stewardship to ensure continued success of invasive species management efforts.

By providing these services in-house, the Town is reducing overall project costs and ensuring CPA funds are directed toward specialized invasive species removal and habitat restoration work.

## **Funding Request and Budget**

The total CPA funding request for this project is \$29,000, which reflects detailed and credible cost estimates from qualified vendors experienced in invasive species management and environmental signage. The Town has obtained a fixed-price quote from Northern Tree Service, Inc. totaling \$24,400 for invasive Oriental bittersweet removal across both project sites. This includes cutting, herbicide treatment to prevent regrowth, and proper disposal of invasive plant material within sensitive riverfront and wetland-adjacent areas. Pricing is consistent with industry standards for this type of specialized environmental work. Northern Tree is a vendor under a three year contract with the Town as a result of a competitive bid. This contract is set to expire on 4/30/2026, and is currently being re-bid. In the event

another vendor wins the bid, a 10% contingency has been included to cover any additional expenses due to revised contract pricing. Additionally, the Town received a quote from Vacker Sign totaling \$1,663 for the design, fabrication, and installation of two education signs. These signs will provide durable, high-quality public education on invasive species and biodiversity, reinforcing the long-term impact of the project. The Town previously applied for external funding through a state biodiversity grant program but was not awarded funding. As a result, CPA funding is now being pursued as the primary source to implement this project. If approved, CPA funds will be used exclusively for contractor services and materials directly related to invasive species removal and public education components. The Town's in-kind contributions will cover project management, oversight, and long-term maintenance, ensuring efficient and responsible use of CPA resources. If the full funding amount is not awarded, the project may need to be reduced in scope or delayed, allowing continued spread of invasive species and further degradation of these public resources.

### **Community and CPA Alignment**

This project strongly aligns with the Community Preservation Act by supporting the preservation and restoration of open space and the rehabilitation of recreational land. School Street Park and the Agawam Riverwalk are heavily used public recreation areas that serve a wide and diverse population, including families, children, walkers, and cyclists. By removing invasive Oriental bittersweet and restoring native vegetation, the project will significantly enhance the ecological health, safety, and usability of these important community assets. The project meets multiple CPA goals and local priorities by preserving and resorting Town-owned open space that is currently threatened by invasive species, enhancing recreational land by improving trail conditions, visibility, and overall user experience. Protecting natural resources, including riverfront and wetland areas that contribute to flood control, stormwater management, and climate resilience, as well as improving quality of life for our residents through healthier, more accessible natural environments while providing public education through installation of signage that increases awareness of biodiversity and environmental stewardship. Additionally, this project reflects Agawam's Community Preservation Plan priority to protect conservation land and wildlife habitats from environmental degradation, including invasive species. By focusing on highly visible and frequently used public spaces, the project ensures broad community impact while reinforcing the Town's commitment to responsible land stewardship and long-term preservation of natural resources.

**A RESOLUTION AUTHORIZING THE RESERVATION AND APPROPRIATION OF FUNDS FROM THE COMMUNITY PRESERVATION FUND**

---

**WHEREAS**, the voters of Agawam chose to form a Community Preservation Committee, and

**WHEREAS**, one of the Community Preservation Committee's requirements is that it reserves funds for specific uses under the Community Preservation Act; and

**WHEREAS**, the Community Preservation Committee has recommended that \$76,123.80 should be reserved for Open Space from the Community Preservation Fund estimated annual fund revenue for Fiscal Year 2027; and

**WHEREAS**, the Community Preservation Committee's has recommended that \$76,123.80 should be reserved for Historic Resources from the Community Preservation Fund estimated annual fund revenue for Fiscal Year 2027; and

**WHEREAS**, the Community Preservation Committee's has recommended that \$76,123.80 should be reserved for Community Housing from the Community Preservation Fund estimated annual fund revenue for Fiscal Year 2027; and

**WHEREAS**, the Community Preservation Committee's has recommended that \$38,061.90 should be reserved for Administrative Expenses from the Community Preservation Fund estimated annual fund revenue for Fiscal Year 2027; and

**WHEREAS**, the Community Preservation Committee's has recommended that \$494,804.69 should be reserved for Budgeted Reserve from the Community Preservation Fund estimated annual fund revenue for Fiscal Year 2027; and

**NOW THEREFORE, BE IT RESOLVED BY THE AGAWAM CITY COUNCIL** that funds from the Community Preservation Fund estimated annual fund revenue for Fiscal Year 2027 shall be reserved as follows:

\$76,123.80 reserved for Open Space;

\$76,123.80 reserved for Historic Resources;

\$76,123.80 reserved for Community Housing;

\$38,061.90 reserved for Administrative Expenses

\$494,804.69 reserved for Budgeted Reserve

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, Solicitor

**CERTIFIED AS TO FUNDS AVAILABILITY**

  
\_\_\_\_\_  
Cheryl St. John, Auditor




---

TOWN OF AGAWAM  
 36 MAIN STREET  
 AGAWAM, MA 01001  
 Community Preservation Committee

---

**Date:** April 2, 2026  
**To:** City Council  
**From:** Jennifer Bonfiglio, CPA Administrator  
**RE:** TR2026-24

Attached is a resolution for the reservation and appropriation of CPA funds from the FY27 estimated revenues.

In a city or town that accepts CPA, a community preservation surcharge is assessed on the municipality's real estate taxes. The surcharge is calculated by multiplying the real estate taxes on a parcel, as reduced by any property tax exemptions and abatement, by the adopted percentage of 1%. The Department of Revenue issues an estimated state match which is then added to the surcharge resulting in *total estimated annual revenues*. This year that match is estimated at 15%. In the event the match is higher, we will return to the Council for the additional appropriation of surplus funds as we have in the past.

The CPA committee and legislative body must reserve for future appropriation at least 10% of these estimated annual revenues for Historic Resources, Open Space and Community Housing. Of the remaining funds, up to 5% may be reserved for administrative expenses, while the balance remains undesignated and is also reserved for future use.

Below is the calculation used:

CPA	<u>FY2027 Estimated Revenue Calculations</u>
\$66,619,029.96	FY2027 Estimated Tax Levy
\$70,249.59	Abatements (historical average)
\$354,173.52	Exemptions (as submitted to DOR)
\$66,194,606.85	FY2027 Net Tax Levy
\$661,946.07	FY2027 estimated revenues (1% surcharge)
\$99,291.91	15% FY2027 State Match (DOR Estimate)
\$761,237.98	TOTAL FY2027 estimated revenues including state match
\$76,123.80	Reserve 10% for Affordable housing
\$76,123.80	Reserve 10% for Open Space
\$76,123.80	Reserve 10% for Historic Preservation
\$38,061.90	Reserve 5% for Administrative expenses
\$494,804.69	Reserve 65% for budgeted Reserve

Note: Exemptions are a result of Veterans and Elderly exemptions granted through Clause 41, 17 & 22. Abatements are the value difference granted due to over assessment as filed during the abatement period.

Sincerely,

Jennifer Bonfiglio

**A RESOLUTION ACCEPTING A GRANT FROM THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE FOR ADMINISTRATION AND FINANCE TO THE TOWN OF AGAWAM FOR DIRECT PAY TAX ASSISTANCE PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 44, SECTION 53A**

**(Sponsored by Mayor Christopher C. Johnson)**

---

**WHEREAS**, the Commonwealth's Executive Office for Administration and Finance has awarded the Town of Agawam a FY26 Municipal and Tribal Technical Assistance (MTTA) grant for the Direct Pay Tax Assistance Program; and

**WHEREAS**, the grant is in the amount of Fifty Thousand (\$50,000.00) Dollars; and

**WHEREAS**, the grant will be used to cover costs associated with contracting Energy Tax Savers, Inc. to assist with tax related support, specifically filing for Direct Pay under the Inflation Reduction Act of 2022; and

**WHEREAS**, the grant will specifically be used to claim refundable tax credits for qualifying green energy investments; and

**WHEREAS**, it is in the best interest of the Town of Agawam to accept said grant.

**NOW THEREFORE BE IT RESOLVED**, that the Agawam City Council pursuant to M.G.L. c. 44 §53A accepts a grant in the amount of Fifty Thousand (\$50,000.00) Dollars from the Commonwealth of Massachusetts Executive Office for Administration and Finance for the Direct Pay Tax Assistance Program.

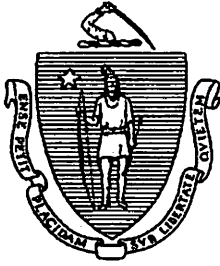
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, Solicitor



EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE - BOSTON, MA 02133  
(617) 727-2040

**MAURA T. HEALEY**  
GOVERNOR

**KIMBERLEY DRISCOLL**  
LIEUTENANT GOVERNOR

**MATTHEW J. GORZKOWICZ**  
SECRETARY

February 10, 2026

Christopher C. Johnson  
Mayor  
Town of Agawam  
36 Main Street  
Agawam, Massachusetts 01001  
[cjohnson@agawam.ma.us](mailto:cjohnson@agawam.ma.us)  
CC: Jennifer Bonfiglio, Chief Procurement Officer  
[jbonfiglio@agawam.ma.us](mailto:jbonfiglio@agawam.ma.us)

**Re: MTTA Award Letter**

Dear Mayor Johnson,

On behalf of the Administration of Governor Maura T. Healey and Lieutenant Governor Kimberley Driscoll, I am pleased to confirm the Commonwealth's award of up to **\$50,000.00** total in funds ("Funds") to **the Town of Agawam** ("Grantee") as authorized under the Municipal and Tribal Technical Assistance program ("MTTA").

The Funds will be administered by the Federal Funds and Infrastructure Office ("FFIO") and represent support for costs associated with technical assistance for federally funded projects ("Project"), including but not limited to researching and pursuing funding opportunities, preparing grant applications, providing procurement services, conducting planning and studies, and assessing capacity.

Disbursement of the Funds **\$50,000.00** will be disbursed to the Grantee within 45 days of execution of the grant contract ("Agreement").

Funds must be expended by **June 30, 2026**. If Funds have not been fully expended by that date, Grantee may request an extension through October 31, 2026.

The receipt of the Funds is contingent upon the Grantee being able to certify that it will comply with the Massachusetts General Laws, including G.L. c. 40A, § 3A, the MBTA Communities Act. Compliance with the MBTA Communities Act is determined by the Executive Office of Housing and Livable Communities.

The Agreement will be sent electronically by the Commonwealth through Adobe Sign for your review and signature.

Thank you and we look forward to further engagement with you on the successful completion of the Project.

Sincerely,

*Dana Sullivan*

Dana C. Sullivan  
Chief of Strategy and Operations  
Executive Office for Administration & Finance

Cc: Robert LaRocca, Deputy Director, and Raffi Freedman-Gurspan, Associate Director  
Federal Funds & Infrastructure Office, EOAF

**TR-2026-26**

**A RESOLUTION TO APPROPRIATE FUNDS FOR  
THE SUCCESSOR COLLECTIVE BARGAINING AGREEMENT  
BY AND BETWEEN THE AGAWAM POLICE PATROLMEN'S ASSOCIATION  
AND THE TOWN OF AGAWAM**

(Sponsored by Christopher C. Johnson, Mayor)

---

**WHEREAS**, the Town of Agawam has negotiated a successor collective bargaining agreement with the Agawam Police Patrolmen's Association which is memorialized in the document entitled Settlement Agreement by and between the Town of Agawam and the Agawam Police Patrolmen's Association (hereinafter referred to as the "Settlement Agreement"); and

**WHEREAS**, the Settlement Agreement has been ratified by the Agawam Police Patrolmen's Association; and

**WHEREAS**, the Settlement Agreement is a three year agreement for the period of July 1, 2025 to June 30, 2028 that provides for the following annual cost of living increases: effective July 1, 2025 (2.5% percent increase); effective July 1, 2026 (2.5% increase); and effective July 1, 2027 (3.0% increase); and

**WHEREAS**, pursuant to Massachusetts General Laws Chapter 150E, Section 7, the Agawam City Council is required to appropriate the necessary funds; and

**WHEREAS**, funding for the Agreement was approved as part of the Fiscal Year 2026 Annual Operating Budget and shall be transferred to various salary line items from the Salary Reserve Account in the Line Items section of the Fiscal Year 2026 Annual Operating Budget; and

**WHEREAS**, it is in the best interests of the Town of Agawam to appropriate the necessary funds for the successor collective bargaining agreement by and between the Town of Agawam and the Agawam Police Patrolmen's Association; and

**NOW THEREFORE, BE IT RESOLVED BY THE AGAWAM CITY COUNCIL** that the sum of Ninety-Nine Thousand Seventy and 00/100 (\$99,070.00) Dollars shall be appropriated from the Salary Reserve Account in the Line Items section of the Fiscal Year 2026 Annual Operating Budget to be transferred to various salary line items to fund the first year of the successor collective bargaining agreement with the Agawam Police Patrolmen's Association entitled Settlement Agreement by and between the Town of Agawam and the Agawam Police Patrolmen's Association.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, President

**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, City Solicitor

**APPROVED AS TO APPROPRIATION**

\_\_\_\_\_  
Cheryl St. John, Auditor

**A RESOLUTION TO APPROPRIATE  
EIGHTY THOUSAND (\$80,000.00) DOLLARS  
FROM THE MUNICIPAL GOLF STABILIZATION FUND  
TO FUND AGAWAM MUNICIPAL GOLF COURSE OPERATIONS ACCOUNTS**

(Sponsored by Christopher C. Johnson, Mayor)

**WHEREAS**, the Municipal Golf Stabilization Fund currently has a balance of Six Hundred Thirty-Seven Thousand Five Hundred Nine and 93/100 (\$637,509.93) Dollars; and

**WHEREAS**, the course is doing well in the current fiscal year and several accounts need additional funds to complete Fiscal Year 2026 which ends on June 30, 2026 including temporary salary for seasonal workers, food and beverage sold at the course; grounds and building maintenance and electricity; and

**WHEREAS**, it is in the best interests of the City of Agawam to appropriate funding from the Municipal Golf Stabilization Fund to allow it to successfully complete Fiscal Year 2026 operations; and

**NOW THEREFORE, BE IT RESOLVED** by the Agawam City Council that the total sum of Eighty Thousand (\$80,000.00) Dollars is hereby appropriated from the Municipal Golf Stabilization Fund to the following line items:

\$ 30,000.00 to	Regular Temporary	Line Item 65261 51020
\$ 40,000.00 to	Food Service Supplies	Line Item 65263 52220
\$ 4,000.00 to	Grounds & Bldg Maint	Line Item 65262 52020
\$ 6,000.00 to	Electricity/Heat	Line Item 65262 52110

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, Council President

**APPROVED AS TO FORM AND LEGALITY**

\_\_\_\_\_  
Christopher S. Cappucci, City Solicitor

April 2, 2026

Mayor Christopher Johnson  
36 Main Street  
Agawam, Ma. 01001

Dear Mayor. Johnson,

I would like to appropriate **\$80,000.00** from our Golf Stabilization account. Our Golf Stabilization account presently is at **\$637,50.00..**

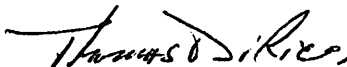
- **\$30,000.00 Into Temporary Labor [65261-51020]**
- **\$40,000.00 Into Food/Beverage [65263-52220]**
- **\$4000.00 Into Grounds/ Building [65262-52020]**
- **\$6000.00 into Electricity [65262-52110]**

This transfers is necessary because temporary labor funding is low with the extended season and an early opening.

The remaining funds in my food/beverage account is not enough to support the anticipated business through June 30<sup>th</sup>.

The Grounds/Building account is low as well as the electricity account.

Sincerely,



Thomas DiRico, PGA

Director of Golf/GM

Agawam Municipal Golf Course

BUDGETARY TRANSFER FORM

Department: Line Items

Amount: \$ 99,070.00 Date: April 2, 2026

From	<u>Line Items – Salary Reserve</u>	<u>16605 57350</u>
	Title of Account	Account Number

To	<u>Police Regular Permanent</u>	<u>\$ 82,288.00</u>	<u>12101 51010</u>
	Title of Account	Amount	Account Number
	<u>Police Overtime</u>	<u>\$ 10,000.00</u>	<u>12101 51030</u>
	Title of Account	Amount	Account Number
	<u>Police Holiday</u>	<u>\$ 6,782.00</u>	<u>12101 51050</u>
	Title of Account	Amount	Account Number

Reason for Transfer: To fund first year of new collective bargaining agreement with Agawam Police Patrolmen’s Association. See attached Settlement Agreement.

  
\_\_\_\_\_  
Christopher C. Johnson, Mayor

I hereby certify that funds are available to make the above-stated transfer.

Date: 04/02/2026 \_\_\_\_\_  
  
Cheryl St. John, Auditor

I hereby approve placement of the above-stated transfer on the Council agenda.

Date: 04/02/2026 \_\_\_\_\_  
  
Christopher C. Johnson, Mayor

Approved as to form and legality.

Date: 04/02/2026 \_\_\_\_\_  
  
Christopher S. Cappucci, Solicitor

PER ORDER OF THE AGAWAM CITY COUNCIL – APPROVED ON \_\_\_\_\_, 20\_\_

Date: \_\_\_\_\_  
\_\_\_\_\_  
Anthony J. Russo, President

APPROVAL OF LEGISLATION: Pursuant to Section 3-6 of the Agawam Home Rule Charter, I hereby approve the Council passage of the above-stated transfer.

Date: \_\_\_\_\_  
\_\_\_\_\_  
Christopher C. Johnson, Mayor

DISAPPROVAL OF LEGISLATION: Pursuant to Section 3-6 of the Agawam Home Rule Charter, I hereby disapprove the Council passage of the above-stated transfer.

Date: \_\_\_\_\_  
\_\_\_\_\_  
Christopher C. Johnson, Mayor

**PETITION FOR ZONE CHANGE BY CHARLIE’S GARDEN PARK, L.L.C. FOR PROPERTY LOCATED AT 1399 SUFFIELD STREET, AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL I3-2-7) AND PROPERTY KNOWN AS PARCEL 2 SUFFIELD STREET, AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL I3-2-31)**

---

**WHEREAS**, Charlie’s Garden Park, L.L.C. (the “Petitioner”) is the owner of a parcel of land located at 1399 Suffield Street, Agawam, Hampden County, Massachusetts (Assessor Parcel I3-2-7) and Parcel 2 Suffield Street, Agawam, Hampden County, Massachusetts (Assessor Parcel I3-2-3) which are more particularly described in a deed which is recorded in the Hampden County Registry of Deeds in Book 25589, Page 309; and

**WHEREAS**, Charlie’s Garden Park, L.L.C. has submitted a Petition dated March 23, 2026 seeking to add a portion of the Assessors Parcels described above to the Agawam Mixed-Use Business C District and to change the zoning on the balance of the Parcels from the Business A District to the Agricultural District; and

**WHEREAS**, the Petitioner indicates in its Petition that “[*t*]he proposed zoning amendment is intended to allow for mixed light commercial and residential development on the site appropriate to the neighborhood... [*and it*]... would support mixed-uses on the subject property that aligns with the transition from commercial to residential...”; 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 as follows:

1. to amend Article XIX of the Code of the Town of Agawam entitled “Mixed-Use Business C District” by amending Paragraph A of §180-141 to add the following to the list of properties contained therein: “that portion of Assessors Parcels I3-2-7 and I3-2-31 which is designated as “PROPOSED ZONE MIXED-USE BUSINESS C OVERLAY DISTRICT” on the plan entitled “PLAN FOR ZONING MAP AMENDMENT 1399 Suffield Street & Par 2 Suffield Street Agawam, Massachusetts Parcel IDs: I3-2-7 & I3-2-31” dated March 17, 2026 by R. Levesque Associates” - a copy of said plan is attached hereto and incorporated herein by reference; and
2. to change the zoning of that portion of Assessors Parcels I3-2-7 and I3-2-31 which is designated as “PROPOSED ZONE AGRICULTURE” on the plan entitled “PLAN FOR ZONING MAP AMENDMENT 1399 Suffield Street & Par 2 Suffield Street Agawam, Massachusetts Parcel IDs: I3-2-7 & I3-2-31” dated March 17, 2026 by R. Levesque Associates” from the Business A District to the Agricultural District - a copy of said plan is attached hereto and incorporated herein by reference.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**PER ORDER OF THE AGAWAM CITY COUNCIL**

\_\_\_\_\_  
Anthony J. Russo, President

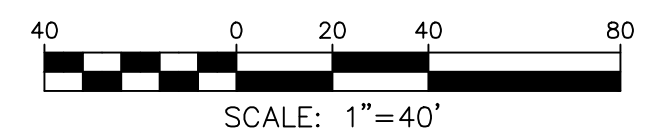
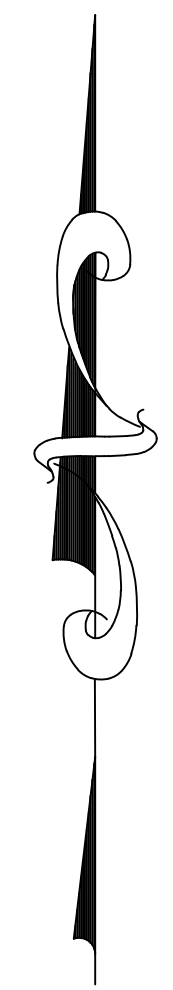
**APPROVED AS TO FORM AND LEGALITY**

  
\_\_\_\_\_  
Christopher S. Cappucci, Solicitor



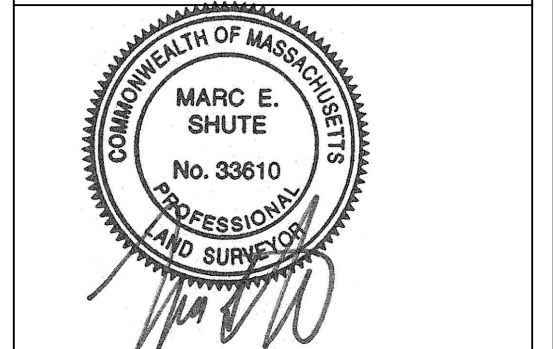
**NOTES**

1. THE RECORD OWNER OF THE SUBJECT PARCELS IS CHARLIE'S GARDEN PARK L.L.C. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 25589 PAGE 309.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON PLAN RECORDED IN HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 281 PAGE 53.
3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM MASS GIS AND ARE APPROXIMATE.



**RLA**  
**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

**PLAN FOR ZONING MAP AMENDMENT**  
**1399 Suffield Street & Par 2 Suffield Street**  
**Agawam, Massachusetts**  
**Parcel IDs : 13-2-7 & 13-2-31**



**PREPARED FOR:**  
 Charlie's Garden Park, LLC  
 c/o Clark Dore, Manager  
 1775 Main Street  
 Agawam, MA

<b>ISSUANCE DATE:</b> 3-17-2026	
<b>REVISIONS:</b>	<b>DATE:</b>

**DRAFTED BY:** i.a.  
 UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

<b>SCALE:</b> As Noted
<b>RLA PROJ. NUMBER:</b> 260116
<b>DRAWING#</b> Z-1 <b>REV.</b> -

# Request for Zoning Map Amendment

*Under Town of Agawam Zoning Ordinance Section 180-3 – Building Zone Map.*

## Proposed Underlying & Overlay District Zoning Map Amendment

### Project Location:

1399 Suffield Street & Parcel 2 Suffield Street  
Agawam, Massachusetts 01001  
(Parcel IDs: I3-2-7 & I3-2-31)

### Submitted To:

Town of Agawam City Council  
36 Main Street  
Agawam, Massachusetts 01001

### Applicant & Property Owner:

Charlie's Garden Park, LLC  
c/o Clark Dore, Manager  
1775 Main Street  
Agawam, Massachusetts 01001

RLA Project File No. 260116

**March 23, 2026**

**R LEVESQUE ASSOCIATES, INC.**

**A LAND PLANNING SERVICES COMPANY**

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · [www.rlalands.com](http://www.rlalands.com)



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2. LOCUS MAP
3. DEED REFERENCE

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- APPENDIX A: SITE PLAN  
APPENDIX B: COLOR RENDERING

## **I. PETITION LETTER**

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# R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085  
p 413.568.0985 · f 413.568.0986 · www.rland.com



March 23, 2026

Anthony J. Russo, Council President  
Town of Agawam City Council  
36 Main Street  
Agawam, Massachusetts 01001

**RE: Request for Zoning Map Amendment  
1399 Suffield Street & Parcel 2 Suffield Street  
Agawam, Massachusetts 01001  
(Parcel IDs: I3-2-7 & I3-2-31)  
RLA Project File No. 260116**

Dear President Russo and Councilors:

On behalf of the applicant and property owner, Charlie's Garden Park, LLC c/o Clark Dore, Manager, R Levesque Associates, Inc. is submitting this Request for Zoning Map Amendment for the above-referenced properties in Agawam, Massachusetts.

## PROPERTY DESCRIPTION

The subject properties are located on the corner of Suffield Street and South Street and consist of approximately  $6.28 \pm$  cumulative acres. The subject properties are owned by Charlie's Garden Park, LLC and are recorded under the Hampden County Registry of Deeds in Book 25589, Page 309. A copy of the deed reference is included within this petition packet under Section 3. According to the Town of Agawam Zoning Map, 1399 Suffield Street is split zoned between Business A and Residence A-2, and Parcel 2 Suffield Street is split zoned between Business A, Residence A-2, and Agricultural. A Locus Map depicting the properties' location and current zoning is included within this petition packet under Section 2.

## ZONING MAP AMENDMENT PETITION

The petitioner respectfully requests that the Town of Agawam grant the above-referenced Zoning Map Amendment under the Massachusetts General Laws Chapter 40A Section 5 to amend the Town of Agawam Building Zone Map to allow for underlying zoning of Business A ( $2.17 \pm$  acres) and Agricultural ( $4.11 \pm$  acres), with the application of the Business C Mixed-Use Overlay District over the proposed Business A portion of the properties. Please see the accompanying filing plan for demarcation of the proposed zone lines.



## STATEMENT OF PURPOSE

The proposed zoning amendment is intended to allow for mixed light commercial and residential development on the site appropriate to the neighborhood. The proposed application of the Mixed-Use Business C overlay would support mixed-uses on the subject property that aligns with the transition from commercial to residential.

## STATEMENT OF JUSTIFICATION

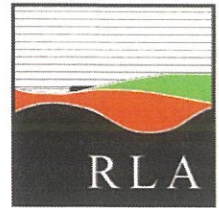
Facts to support a finding that the proposed Zoning Map Amendment will be desirable and without substantial detriment to the public good:

1. Rezoning the property will create opportunities for residential and mixed-use development that can make efficient use of the site while supporting the availability of housing and neighborhood-serving uses.
2. The requested amendment will not result in a substantial detriment to the public good, as the surrounding area already contains residential neighborhoods and a mix of uses similar to those allowed within the Mixed-Use Business C overlay. The overlay is specifically designed to ensure that commercial and residential activities are compatible with one another and with surrounding properties.
3. The site contains sufficient area and configuration to accommodate residential or mixed-use development while providing appropriate circulation, open space, and site design elements consistent with the district's development standards.
4. The Mixed-Use Business C overlay encourages development that integrates residential uses with small-scale commercial or service uses in a manner that supports pedestrian activity, neighborhood services, and a high-quality built environment. Allowing this overlay at the subject properties will promote a more appropriate transition between residential areas and nearby commercial activity while supporting future development that is compatible with the surrounding neighborhood.
5. The underlying zoning of Business A, with Agricultural zoning along the north and east property lines, establishes a framework that preserves the existing development pattern and character of the area. The proposed Mixed-Use Business C overlay builds upon this foundation by allowing for context-sensitive infill and redevelopment, rather than introducing uses or intensities that would be inconsistent with the surrounding environment.

# R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085


p 413.568.0985 · f 413.568.0986 · www.rland.com



## CONCLUSION

Understanding the above, the proposed Zoning Map Amendment is not detrimental to the public good and does not substantially derogate from the intent of and purpose of the Town of Agawam Zoning Ordinance. Based on the foregoing, and all the supplemental information attached, the applicant respectfully requests that the Town of Agawam City Council grant the requested Zoning Map Amendment under the Town of Agawam Zoning Ordinance.

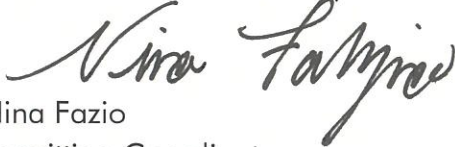
Property Owner Signature: \_\_\_\_\_

  
Clark Dore, Manager on behalf of Charlie's Garden Park, LLC

As required, a copy of this submission has been provided electronically via email to the Town of Agawam City Council and Planning Board. We are requesting to be placed on the City Council's next available agenda. Should you have any questions or comments regarding this submission, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

R LEVESQUE ASSOCIATES, INC.



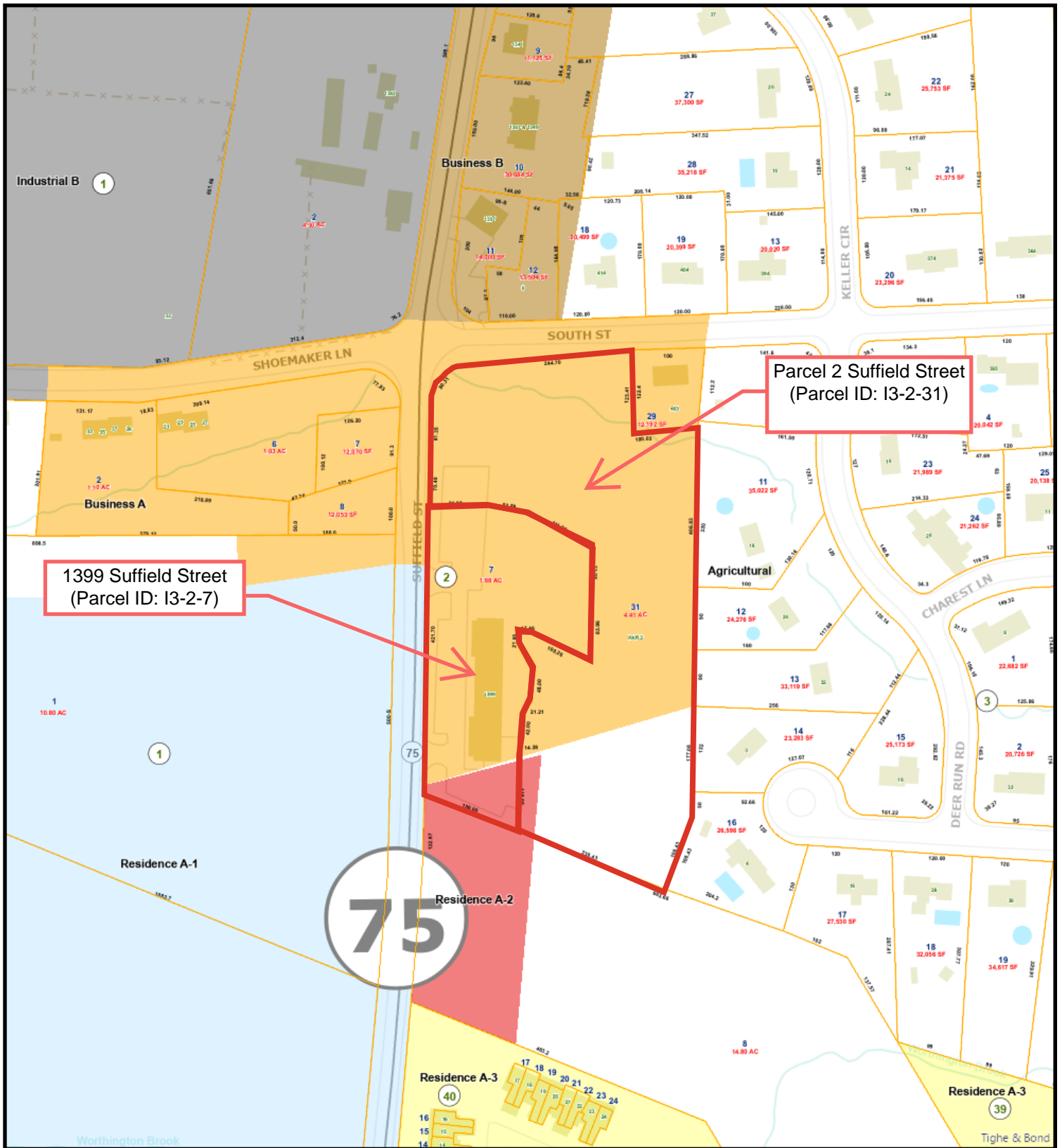
Nina Fazio

Permitting Coordinator

# 2. LOCUS MAP

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(SOURCE: TOWN OF AGAWAM GIS)



## Locus Map

3/16/2026 9:32:33 AM

Scale: 1"=200'

Scale is approximate

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.



### **3. DEED REFERENCE**

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(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

AFFECTED PREMISES:  
1399 Suffield Street  
Agawam, Massachusetts

QUITCLAIM DEED

**BRIARWOOD TWELVE, LLC**, a Massachusetts limited liability company with an address of 1380 Main Street, Springfield, Massachusetts 01103

For consideration paid of **FIVE HUNDRED TWENTY-FIVE THOUSAND and 00/100 Dollars (\$525,000.00)**

grants **CHARLIE'S GARDEN PARK, L.L.C.**, a Massachusetts limited liability company of 1775 Main Street, Agawam, Massachusetts 01001

with **Quitclaim Covenants**

The land and buildings in Agawam, Hampden County, Massachusetts, bounded and described as follows:

Beginning at a point on the easterly line of Suffield Street said point being the point of intersection of the northerly boundary of land now or formerly of Western Massachusetts Electric Company and Suffield Street, thence

N. 15° 35' 16" E. along the easterly boundary of Suffield Street a distance of FIVE HUNDRED SEVENTY-THREE and 72/100ths (573.72) feet to a point; thence

NORTHEASTERLY along a curved line at the intersection of Suffield Street and South Street having a radius of SIXTY and 00/100ths (60.00) feet an arc distance of NINETY and 21/100ths (90.21) feet to a point on the southerly line of South Street; thence

S. 78° 23' 55" E. along the southerly boundary of South Street a distance of THREE HUNDRED FORTY-FOUR and 70/100ths (344.70) feet to a point; thence

S. 15° 40' 12" W. along the westerly boundary of land now or formerly of Bressett a distance of ONE HUNDRED TWELVE and 7/100ths (112.07) feet to a point; thence

S. 15° 38' 53" W. along land now or formerly of Hunters Greene, Inc. a distance of FIVE HUNDRED EIGHTY-SEVEN and 93/100ths (587.93) feet to a point;

S. 37° 20' 23" W. along the westerly boundary of Lot six (6) of Hunters Greene Estates as shown on a plan of land of Ralph DePalma and Joseph A. Pacella recorded herewith in Book of Plans 281, Page 53 ONE HUNDRED

EIGHT and 43/100ths (108.43) feet to a point on the northerly boundary of land now or formerly of Western Massachusetts Electric Company; thence

N. 52° 39' 37" W. along the northerly boundary of land now or formerly of Western Massachusetts Electric Company a distance of THREE HUNDRED EIGHTY-SIX and 43/100 (386.43) feet to the point of beginning.

Together with a twenty (20) foot grading and landscaping easement along the easterly boundary of the premises to be conveyed across the westerly portion of Lots numbered one (1); two (2); three (3); four (4) and six (6) of Hunters Greene Estates as shown on a plan of land entitled "Definitive plan – Hunters Green Estates – Agawam, Massachusetts" drawn by Foresight Land Services, dated September 16, 1987 and recorded in the Hampden County Registry of Deeds in Book of Plans 256, Page 59.

Together with the utility easement for the benefit of the parcel conveyed more accurately bounded and described as follows:

Beginning at a point on the westerly end of Hunter's Greene Circle which point also marks a corner of Lot Number Six (6) and a corner of Lot Number Four (4) as shown on said plan; thence

N. 74° 21' 07" W. along the common boundary between said Lot Number Six (6) and Lot Number Four (4) a distance of NINETY-TWO and 66/100 (92.66) feet to a point in the easterly line of the benefited land now or formerly owned by Ralph DePalma and Joseph A. Pacella;

N. 15° 38' 53" E. along the easterly boundary of land now or formerly of DePalma and Pacella a distance of TWENTY and 00/100 (20.00) feet to a point; thence

S. 74° 21' 07" E. through Lot Number Four (4) a distance of ONE HUNDRED TWO and 88/100 (102.88) feet to a point in the westerly end of Hunter's Greene Circle; thence

SOUTHWESTERLY along westerly line of Hunter's Greene Circle by a curve to the left having a radius of SIXTY and 00/100 (60.00) feet; an arc distance of TWENTY-TWO and 46/100 (22.46) feet to the point of beginning.

Together with the utility easement for the benefit of the parcel conveyed more accurately bounded and described as follows:

Beginning at a point on the westerly end of Hunter's Green Circle which point also marks a corner of Lot Number Six (6) and a corner of Lot Number Four (4) as shown on said Plan; thence

- N. 74° 21' 07" W.            along the common boundary between said Lot Number Six (6) and Lot Number Four (4) a distance of NINETY-TWO and 66/100 (92.66) feet to a point in the easterly line of land owned by Ralph DePalma and Joseph A Pacella; thence
- S. 15° 38' 53" E.            along the land of DePalma/Pacella a distance of ten and 00/100 (10.00) feet to a point; thence
- S. 74° 21' 07" E.            through Lot Number Six (6) a distance of NINETY and 64/100 (90.64) feet to a point in the westerly end of Hunter's Greene Circle; thence
- NORTHEASTERLY            along westerly line of Hunter's Greene Circle by a curve to the right having a radius of SIXTY and 00/100 (60.00) feet, an arc distance of TEN and 21/100 (10.21) to the point of beginning.

Being the same premises conveyed to Briarwood Twelve, LLC by Foreclosure Deed of Hampden Bank dated March 15, 2010 and recorded with the Hampden County Registry of Deeds in Book 18217, Page 24.

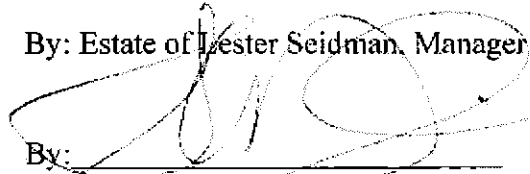
Grantor hereby certifies that it is not classified for the current taxable year as a corporation for federal income tax purposes.

*[Remainder of page intentionally left blank]*

WITNESS the execution hereof under seal this 27 day of September, 2024.

BRIARWOOD TWELVE, LLC

By: Estate of Lester Seidman, Manager



By: \_\_\_\_\_  
Name: Susan A. McCoy,  
Title: Co-Administrator

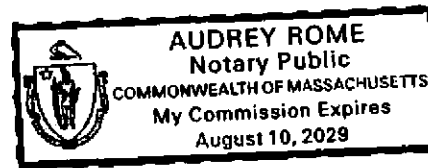
THE COMMONWEALTH OF MASSACHUSETTS

COUNTY OF HAMPDEN, ss

On this 27 day of September, 2024, before me, the undersigned notary public, personally appeared Susan A. McCoy, as Co-Administrator of the Estate of Lester Seidman, as Manager of Briarwood Twelve, LLC and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Co-Administrator of the Estate of Lester Seidman as the voluntary act of the Estate as the Manager of Briarwood Twelve, LLC, a limited liability company as the voluntary act of the limited liability company.



Audrey L. Rome  
My commission expires \_\_\_\_\_



*[Additional signature page below]*

WITNESS the execution hereof under seal this 26<sup>th</sup> day of September, 2024.

BRIARWOOD TWELVE, LLC

By: The Estate of Lester Seidman

By: [Signature]  
Name: Adam Lazaros  
Title: Co-Administrator

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 26<sup>th</sup> day of September, 2024, before me, the undersigned notary public, personally appeared Adam Lazaros, as Co-Administrator of the Estate of Lester Seidman, as Manager of Briarwood Twelve LLC and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Co-Administrator of the Estate of Lester Seidman as the voluntary act of the Estate as the Manager of Briarwood Twelve, LLC, a limited liability company as the voluntary act of the limited liability company.

[Signature]

[official signature and seal of notary]  
My commission expires 01/27/2027

Morgan Shortell  
Notary Public of New Jersey  
Registration No. 50183818  
Commission Expires 01/27/2027

# **APPENDIX A: SITE PLAN**

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SITE PLAN ENTITLED "PROPOSED ZONING MAP AMENDMENT"

PREPARED FOR CHARLIE'S GARDEN PARK, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED MARCH 17, 2026

# APPENDIX B: COLOR RENDERING

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PREPARED BY R LEVESQUE ASSOCIATES, INC.