



Zoning Board of Appeals AGENDA

Monday, April 14, 2025 - 6:30 PM

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

A. Zoning Board of Appeals

- 1) 6:30PM-Public Hearing-Case#2029-37 Hampden Lane-Perrone-Special Permit
- 2) 7:00PM-Continued Public Hearing-Case#2021-180 S. West Street-Eversource-Special Permit
- 3) Approval of Minutes-March 10, 2025
- 4) Any other matter that may legally come before Zoning Board of Appeals



TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #: 2029

Filed: _____

Hearing: _____

Expires: _____

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

Applicant Marc and Molly Perrone

Address 37 Hampden Ln Agawam, MA, 01001

Application is hereby made for a SPECIAL PERMIT as provided by Section 180, Paragraph 37B and 8.1 of the By-law.

Premises affected are situated on 37 Hampden Ln. Street; 476 feet distant from the corner of Shawwood Street and known as street number 37.
Property is zoned as Agricultural.

Reason(s) for request of Special Permit:

Keeping of 6 Hens

mpr8810@gmail.com

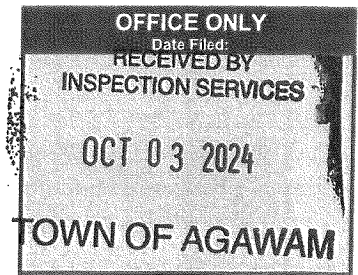
Signature of owner or his authorized agent: [Signature]

Telephone #: 978-337-1188

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



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



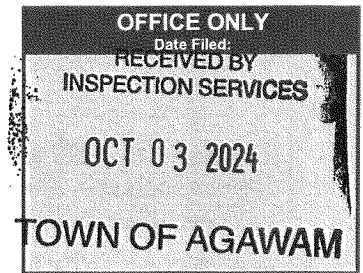
Application for Zoning Determination

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

1) PROPERTY INFORMATION										
a. Street Address			37 Hampden Ln.			b. Zoning District		AG		
c. Assessor's Map						d. Lot(s)		MB 4-15		
e. Registry of Deeds Book						f. Page				
g. Overlay Districts			☐ Historic Preservation ☐ Mixed-Use Business C							
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site										
2) APPLICANT & OWNER INFORMATION										
a. Applicant Name			Marc & Molly Perrone			b. Applicant Phone		978-337-1188		
c. Applicant Email			MPR8810@gmail.com							
d. Applicant Mailing Address			37 Hampden Ln. Agawam, MA, 01001							
e. Applicant Relationship to Property			☒ Owner ☐ Agent ☐ Other							
f. Representative Name (if any)						g. Rep. Phone				
h. Rep. Email										
i. Owner Mailing Address										
j. Owner Name (if different)						k. Owner Phone				
l. Owner Email			MPR8810@gmail.com							
m. Owner Mailing Address			37 Hampden Ln. Agawam, MA, 01001							
3) PROJECT & SITE DETAILS										
NOTE: Any omission of requested information may result in an INCOMPLETE determination										
	Existing				Proposed				-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
					☐ No changes to building, site or lot					
a. Lot Size	SF				SF				LOT SIZE	☐
b. Frontage	FT				FT				FRONTAGE	☐
c. Front Lot Line	FT				FT				FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT	R: FT	L: FT	R: FT	L: FT	R: FT	L: FT	R: FT	SIDE SB	☐
e. Rear Lot Line	FT				FT				REAR SB	☐
f. Building Height	FT				FT				BLDG HT	☐
g. Total BLDG/Res Area	SF	SF	SF	SF	SF	SF	SF	SF	AREA LIM	☐
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	SF	% of lot	SF	% of lot	LOT COVER	☐
i. Impervious Coverage	SF	% of lot	SF	% of lot	SF	% of lot	SF	% of lot	IMPERVIOUS	☐
j. Parking/Loading Spaces	P:	L:	P:	L:	P:	L:	P:	L:	PARKING	☐
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	B:	EV:	B:	EV:	BIKE/EV	☐
l. Signs (Size & Type)	x	T:	x	T:	x	T:	x	T:	SIGNS	☐
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:	LIN FT	T:	LIN FT	T:		
n. Wetland Area	SF				SF					
o. Utility Services	☐ Town Water ☐ Town Sewer				☐ Town Water ☐ Town Sewer				NON-CONFORMING USE	☐



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



Application for Zoning Determination

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

1) PROPERTY INFORMATION									
a. Street Address		37 Hampden Ln.			b. Zoning District		AG		
c. Assessor's Map					d. Lot(s)		m8 4-15		
e. Registry of Deeds Book					f. Page				
g. Overlay Districts		☐ Historic Preservation ☐ Mixed-Use Business C							
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site									
2) APPLICANT & OWNER INFORMATION									
a. Applicant Name		Marc & Molly Perrone			b. Applicant Phone		978-337-1188		
c. Applicant Email		MPR8810@gmail.com							
d. Applicant Mailing Address		37 Hampden Ln. Agawam, MA, 01001							
e. Applicant Relationship to Property		☒ Owner ☐ Agent ☐ Other							
f. Representative Name (if any)					g. Rep. Phone				
h. Rep. Email									
i. Owner Mailing Address									
j. Owner Name (if different)					k. Owner Phone				
l. Owner Email		MPR8810@gmail.com							
m. Owner Mailing Address		37 Hampden Ln. Agawam, MA, 01001							
3) PROJECT & SITE DETAILS									
NOTE: Any omission of requested information may result in an INCOMPLETE determination									
	Existing		Proposed		-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU				
			☐ No changes to building, site or lot						
a. Lot Size	SF		SF		LOT SIZE				
b. Frontage	FT		FT		FRONTAGE				
c. Front Lot Line	FT		FT		FRONT SB				
d. Side Lot Line (Left/Right)	L: FT	R: FT	L: FT	R: FT	SIDE SB				
e. Rear Lot Line	FT		FT		REAR SB				
f. Building Height	FT		FT		BLDG HT				
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM				
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	LOT COVER				
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS				
j. Parking/Loading Spaces	P:	L:	P:	L:	PARKING				
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV				
l. Signs (Size & Type)	x	T:	x	T:	SIGNS				
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:					
n. Wetland Area	SF		SF						
o. Utility Services	☐ Town Water ☐ Town Sewer		☐ Town Water ☐ Town Sewer		NON-CONFORMING USE				

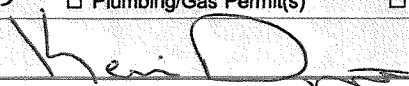
p. Current Use of Property	single family dwelling
q. Proposed Use of Property	keeping of hens
r. Project Description	
6 HENS	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ No
t. Work is proposed in or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

4) CERTIFICATION

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

Signature		Date	10/03/24
☒ Applicant ☐ Applicant's Representative			

ZONING DETERMINATION - OFFICE USE ONLY

☐ Approved ☐ Denied: ☐ The proposed use is not permitted in the subject zoning district ☐ Only permissible with variance relief from the Zoning Board of Appeals			
☒ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-37-B (USE)	☐ Building Permit(s)	☒ Special Permit(s)	☐ Planning Board
180-8.1 - (S.P.)	☐ Electrical Permit(s)	☐ Site Plan Review	☒ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council
Town Building Official		Issue Date	10/3/2024

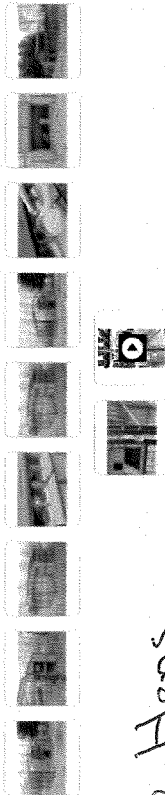
This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022



see attached

→ A+ least 15ft from Pop. line
and 50 ft from other structures

Coop and run



60 Hens

① Coop - Required - 18 Sqft
 Provided - 18.60 Sqft

① Run - Required - 60 Sqft
 Provided - 99.20 Sqft

1 +

Add to cart

Neighbor's Club Members earn points with purchases. [Sign in or Join Now](#)

Product Details

Keep your flock safe and sound with the Producer's Pride Defender Chicken Coop. Designed for both predator resistance and weather resistance, this chicken coop ensures your birds can roam freely and relax comfortably. The coop has 4 nesting boxes and 2 roosting bars along with a spacious area to run. There are multiple access doors for cleaning and maintenance, and a secure storage area allows you to keep your supplies within reach.

- Chicken coop holds about a dozen or more chickens
- Extra-large coop is expandable and modular to accommodate your growing flock
- Solid wood construction with steel powder-coat frame ensures your chickens remain safe and comfortable
- Predator-resistant design gives you peace of mind
- Waterproof, asphalt shingle roof protects against the elements
- 4 nesting boxes and 2 large capacity roosting bars for chickens to enjoy
- Adjustable doors and coop location let you customize the setup
- Multiple access doors allow for easy maintenance as needed
- Plexiglass windows protect from the elements while allowing in light
- 2 floor steel trays for easy clean-out
- Secure storage area comes in handy for feed, cleaning supplies and more
- Adjustable ventilation enables ample airflow through the chicken coop
- Covered feeding area lets chickens eat comfortably
- Easy to assemble
- Dimensions of the chicken coop: 4.76 ft. W x 3.92 ft. D x 6.1 ft. H (1.45 m W x 1.19 m D x 1.86 m H)
- Dimensions of the chicken run area: 10.17 ft. W x 9.76 ft. D x 7 ft. H (3.1 m W x 2.97 m D x 2.13 m H)

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 07-14-2023 @ 02:11pm
Ct1#: 241 Doc#: 32365
Fee: \$2,325.60 Cons: \$510,000.00

THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
Molly E. Perrone and Marc Perrone
37 Hampden Lane
Agawam, MA 01001

Property Address: 37 Hampden Lane, Agawam, MA
01001

—Above This Line Reserved For Official Use Only—

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT

FOR VALUABLE CONSIDERATION OF FIVE HUNDRED
TEN THOUSAND AND 00/100 DOLLARS (\$510,000.00), paid, the
receipt and sufficiency of which is hereby acknowledged, Catherine E.
Alberti of 37 Hampden Lane, Agawam, MA 01001, hereinafter
referred to as "Grantor", does hereby remise, release and convey with all
quitclaim covenants to Molly E. Perrone and Marc Perrone of 75
Forest Road, Agawam, MA 01001 as *husband and wife as tenants by the entirety*
hereinafter "Grantees", the following lands and property, together with
all improvements located thereon, lying in the County of Hampden,
State of Massachusetts:

See Attached Exhibit "A"

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

AND BEING THE SAME premises conveyed to Grantor by deed of
recorded in the Hampden County Registry of Deeds, in Book 6296, Page
577.

Page 44 and being more particularly bounded and described as follows:

Bounded:

NORTHERLY by lot 9 as shown on said Plan One Hundred Twenty and 007100 (120.007) feet;

EASTERLY by land shown as "'N/F JEFFREY G. & E. GLADYS R. REYNOLDS ..." on said Plan One Eighty Two and 61/100 (182.61) feet:

SOUTHERLY by land shown as "PARCEL 14 REMAINING LAND OF JEFFREY G. REYNOLDS REALTY NOMINEE TRUST..." on said plan and by land shown as "'TO BE CONVEYED TO NADOLSKI" on said Plan a total distance of One Hundred Twenty and 007100 (120.007) feet and

WESTERLY by Parcel 3A as shown on said plan One Hundred Eighty One and 957100 (181.857) feet.

Grantees, their successors, heirs and assigns understand, agree and accept that they shall have no right of way by necessity, nor implication over the other land of Grantors, or land of Jeffery G. Reynolds, as shown on said Plan. Grantees for themselves, their successors, heirs and assigns covenant and warrant with Grantors their successors, heirs and assigns such a right of way is not necessary as Grantees have legal access to the land conveyed by this Deed through and over Lot 9 Hampden Lane as shown on said Plan.

Subject to the restriction that no structures may be built upon the above conveyed land except a vehicle garage (up to a maximum of three (3) vehicles) or accessory building may be built upon the land hereby conveyed, PROVIDED HOWEVER such permitted building must be for a use accessory to Grantee's use of Grantee's land shown as lot 9 Hampden Lane on said Plan.

EXHIBIT "A"
Property Description

Closing Date: July 14, 2023
Buyer(s): Molly E. Perrone and Marc Perrone
Property Address: 37 Hampden Lane, Agawam, MA 01001

PROPERTY DESCRIPTION:

Parcel I:

Certain real estate situated in AGAWAM, Hampden County, Massachusetts being designated as Lot H9, (nine) as shown on the plan entitled "AGAWAM, MASS. SUBDIVISION PLAN HAMPDEN FYELDS FOR FRANK SOLITARIO..." as recorded in the Hampden County Registry of Deeds in Book of Plans 154, Pages 12 and 13, said Lot being bounded and described as follows:

NORTHERLY , By Hampden Lane, as shown on said plan, One Hundred Twenty and 00/100 (120.00) feet;

EASTERLY, by lot 8 (eight) as shown on said Plan, One Hundred Sixty Six and 67/100 (166.67) feet;

SOUTHERLY , by land now or formerly of Edward Connelly and George Reynolds, One Hundred Twenty and 00/100 (120.00) feet; and

WESTERLY, by Lot #10 (ten) as shown on said Plan, One Hundred Sixty Six and 67/100 (166.67) feet.

SUBJECT TO easement rights of Western Mass Electric Company and New England Telephone and Telegraph Company under instrument date July 5, 1983 recorded in Hampden County Registry of Deeds in Book 5465, Page 191.

TOGETHER WITH right to use ways as shown on said plan.

Parcel II:

Being known and designated as Parcel 2A as shown on a Plan entitled, "PLAN OF DIVISION OF LAND IN AGAWAM, MASS. OWNED BY JEFFREY G. REYNOLDS AND EDWARD S. NACEWICZ. JR. TRUSTEES OF THE JEFFREY G. REYNOLDS REALTY NOMINEE TRUST., DATE JULY 8, 1997, SCALE 1" = 60'" prepared by John K. Somers. Professional Land Surveyor, West Springfield., MA and recorded in the Hampden County Book of Plans 304,

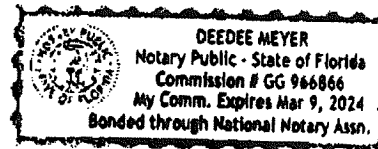
WITNESS Grantor's hand this 12th day July, 2023.

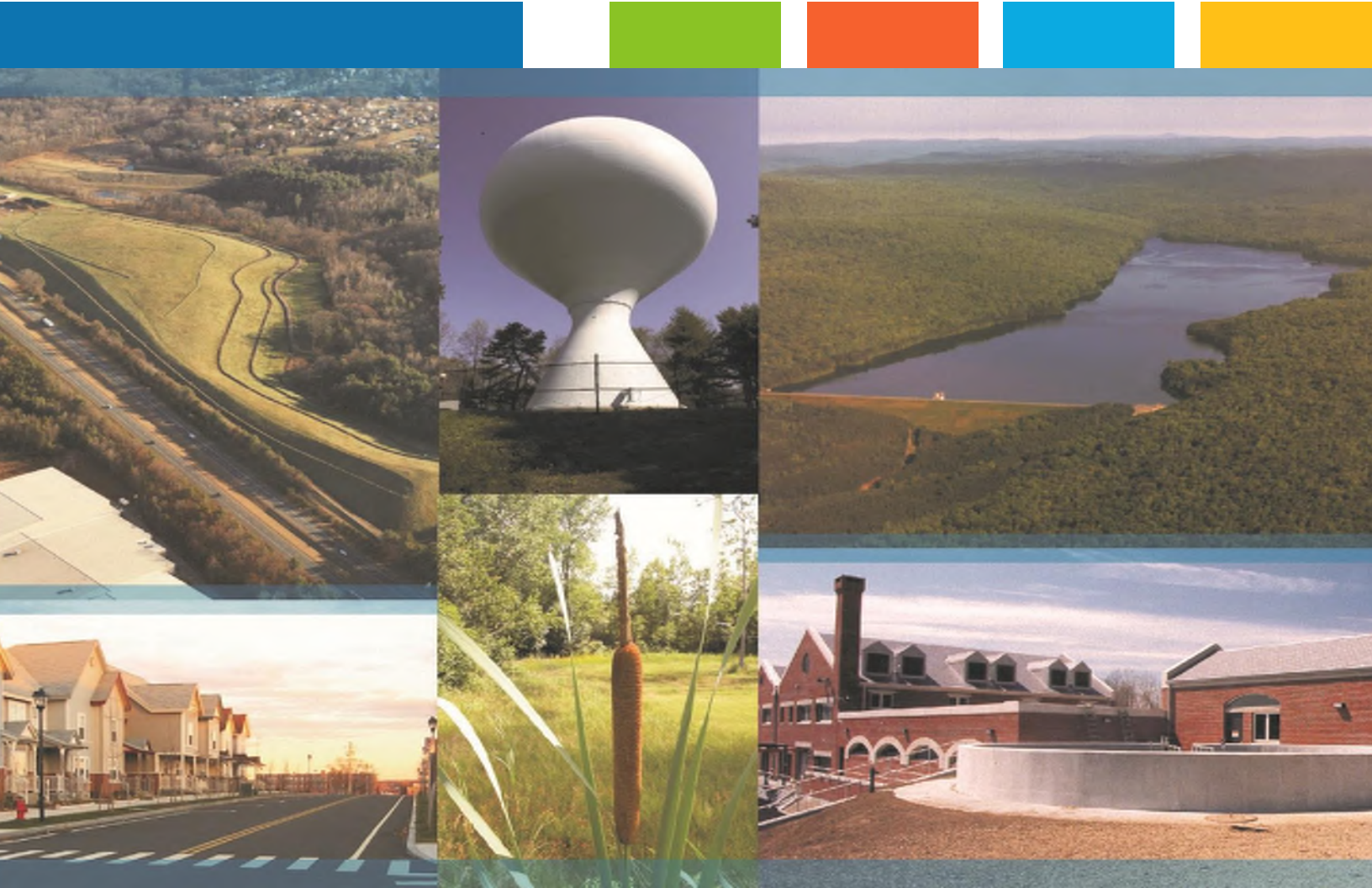
Catherine E. Albert
Catherine E. Albert

STATE OF FLORIDA
COUNTY OF Volusia

On this 12 day of July, 2023, before me, the undersigned notary public, personally appeared the above-named, Catherine E. Albert, proved to me through satisfactory evidence of identification, which were FL Drivers License, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, by his/her/their free act and deed.

Dee Dee Meyer
Notary Public
My Commission Expires:
3/9/2024





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

SPECIAL PERMIT APPLICATION

Western Massachusetts Electric
Company dba Eversource Energy

January 2025

Tighe&Bond

E-5034-211
January 27, 2024

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,

TIGHE & BOND, INC.



Tracy Adamski, AICP
Vice President



Timothy Grace, PE
Senior Engineer

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



TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

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

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

Applicant Western Massachusetts Electric Company dba the Eversource Energy Company

Address PO Box 270 Hartford, CT 06141

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

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

Reason(s) for request of Special Permit:

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

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

Signature of owner or his authorized agent: _____

Telephone #: 860-462-7092

John Ivanisin

Supervisor, Facilities
EVERSOURCE ENERGY

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

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

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2.1.1	Existing Utilities, Structures, and Gravel Area	2-1
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2.2.3	Stormwater Management	2-2

Section 3 Compliance with Zoning Regulations

3.1	Special Permit Requirements	3-1
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Appendices

Appendix A – Site Plans

Appendix B – Figures

Appendix C – Zoning Determination

Appendix D – Copy of Deed

Appendix E – Abutters Information

Appendix F – Site Photos

Appendix G – Site Plan Approval Letter

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

Section 1

Introduction

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

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

This application package includes:

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

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

Section 2

Project Description

2.1 Existing Conditions

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

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

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

2.1.1 Existing Utilities, Structures, and Gravel Area

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

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

2.1.2 Zoning

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

2.1.3 Environmental Resources

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

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

2.1.4 Floodplain Management

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

2.2 Proposed Project

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

2.2.1 Renovations to Existing Structures

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

2.2.2 Regrading and Expansion of Gravel Area

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

2.2.3 Stormwater Management

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

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

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

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

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

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

Section 3

Compliance with Special Permit Standards for Review

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

3.1 Special Permit Standards for Review

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

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

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

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

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

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

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

(3) Adequacy of utilities and other public services;

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

(4) Neighborhood character and social structures;

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

(5) Impacts on the natural environment;

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

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

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

APPENDIX A

EVERSOURCE ENERGY

BOGLISCH FARMS SHOW-UP FACILITY

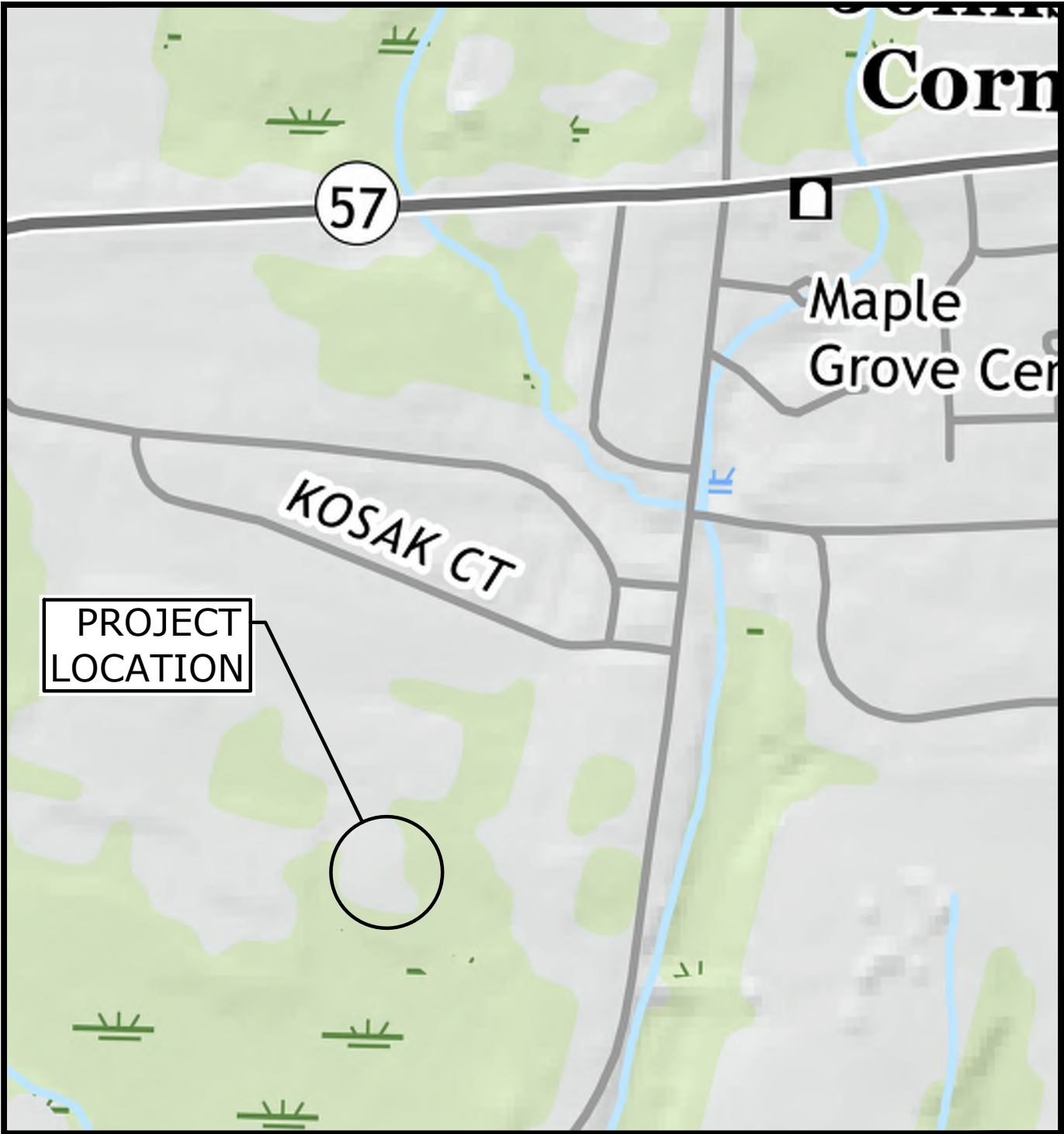
180 S WEST STREET

AGAWAM, MASSACHUSETTS

MAY 2024

REV. DECEMBER 2024

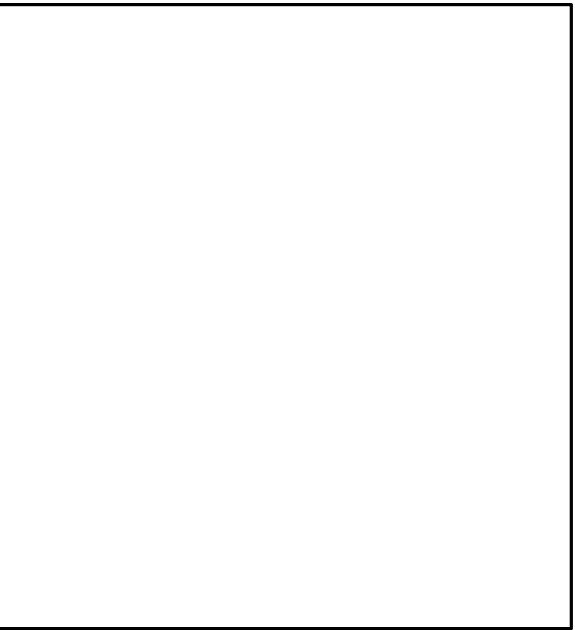
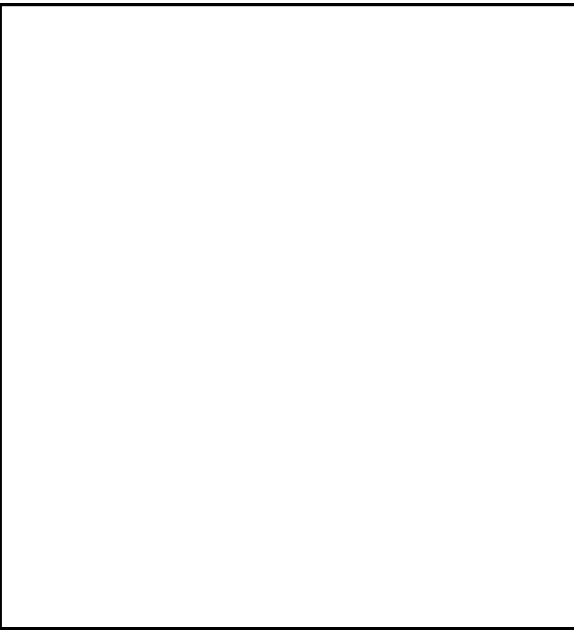
LIST OF DRAWINGS		
SHEET NO.	DRAWING TITLE	SHEET DESCRIPTION
1	G-001	COVER
2	G-002	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
3	C-101	EXISTING CONDITIONS & SITE DEMOLITION PLAN
4	C-102	PROPOSED CONDITIONS SITE PLAN
5	C-103	SITE LANDSCAPING PLAN
6	S-101	BLDG 2 FLOOR DEMOLITION PLAN
7	S-102	TRENCH DRAIN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



LOCATION MAP
SCALE: 1" = 500'

PREPARED BY:

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



PREPARED FOR:
EVERSOURCE ENERGY

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COMPLETE SET 9 SHEETS

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Tighe & Bond\3\NEW\5034 Eversource L&P 2019\211 - Boglich Farm\Drawings\AutoCAD\Sheet\E-5034-211 GENERAL NOTES.dwg

LEGEND

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

LEGEND

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

LEGEND

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

ABBREVIATIONS

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

ABBREVIATIONS CONT'D

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

BASE PLAN NOTES

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

GENERAL NOTES

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

SURFACE RESTORATION NOTES

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

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Farms Show
Up Facility

Eversource
Energy

Agawam,
Massachusetts

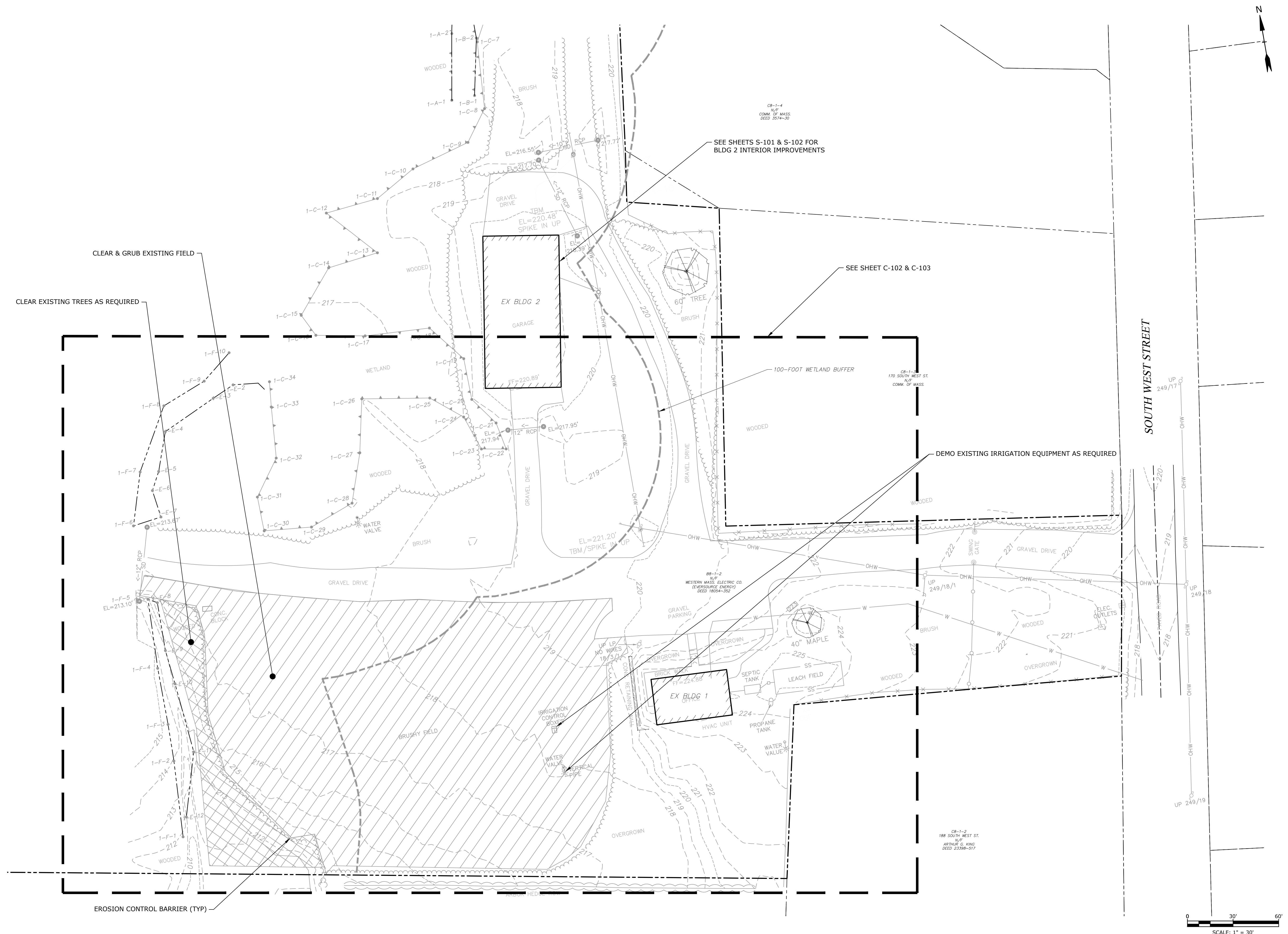
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DRAWN BY:	AAL	
DESIGNED/CHECKED BY:	TJG	
APPROVED BY:	TJA	

GENERAL NOTES, LEGEND,
AND ABBREVIATIONS

SCALE: AS SHOWN

G-002

Last Saved: 12/9/2024
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Tighe & Bond\3\VIEW\5034 Eversource L&P 2019\211 - Boglich Farm\Drawings\AutoCAD\Sheet\E-5034-211 SITE PLANS.dwg



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

**EXISTING CONDITIONS &
SITE DEMOLITION PLAN**

SCALE: 1" = 30'

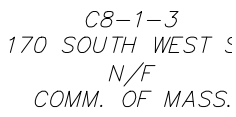
C-101

Eversource
Energy

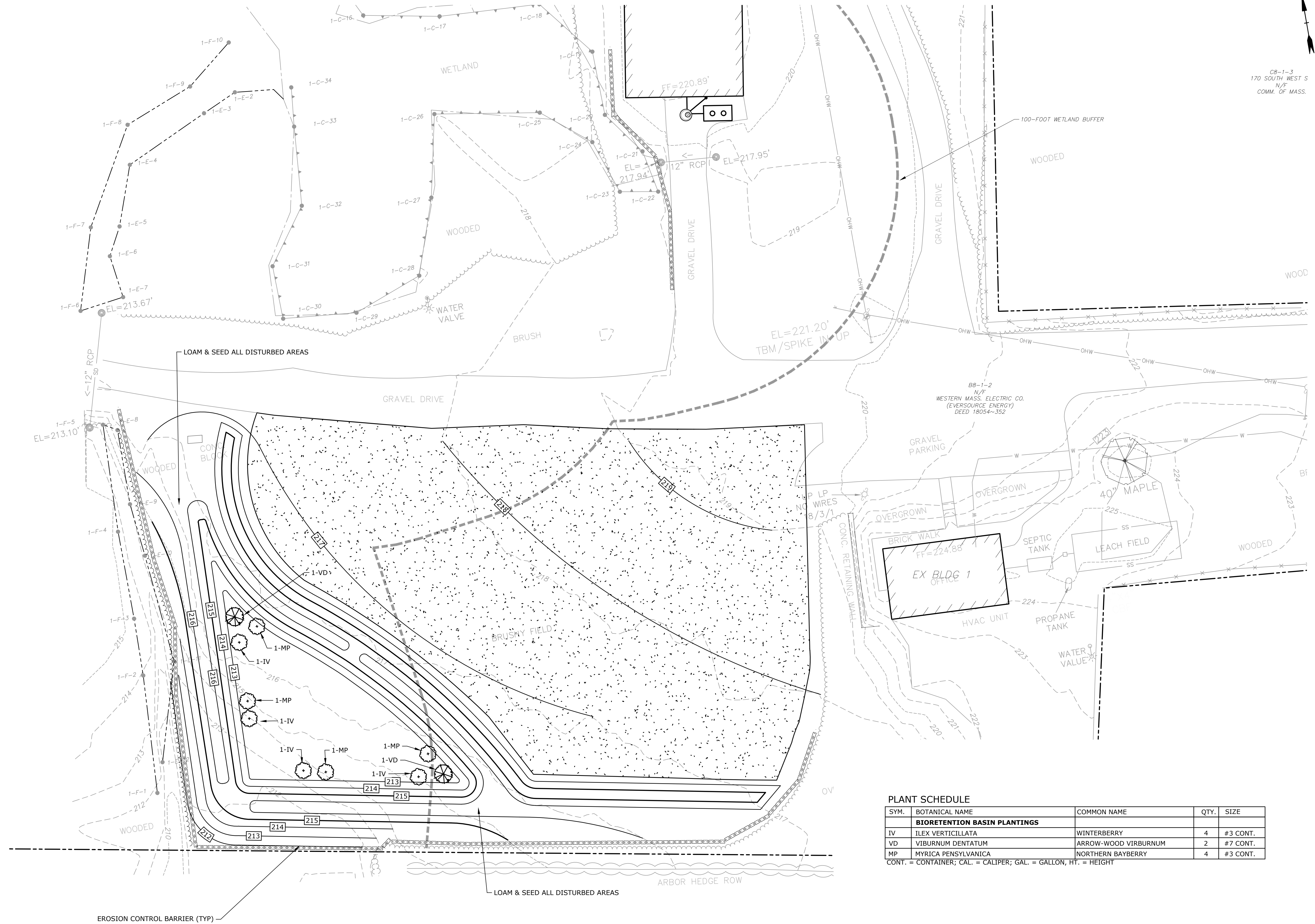
Agawam,
Massachusetts

PROPOSED CONDTIONS SITE PLAN

C-102



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

0 20' 40'
SCALE: 1" = 20'

PLANT SCHEDULE				
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
BIORETENTION BASIN PLANTINGS				
IV	ILEX VERTICILLATA	WINTERBERRY	4	#3 CONT.
VD	VIBURNUM DENTATUM	ARROW-WOOD VIRBURNUM	2	#7 CONT.
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	4	#3 CONT.
CONT. = CONTAINER; CAL. = CALIPER; GAL. = GALLON, HT. = HEIGHT				

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**Agawam,
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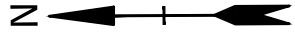
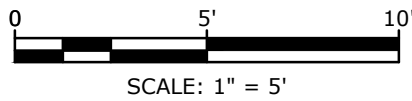
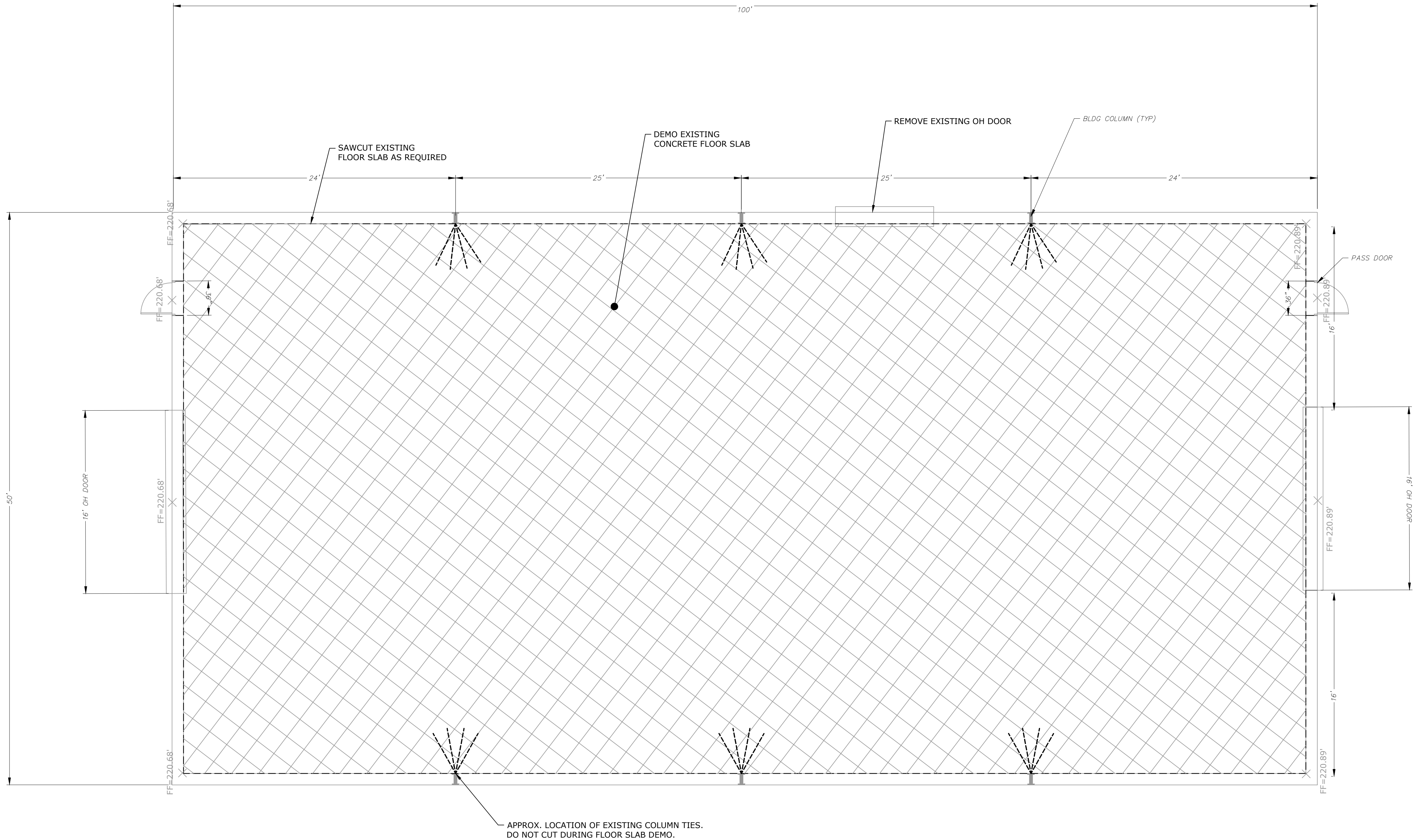
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DRAWN BY:		AAL
DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

SITE LANDSCAPING PLAN

SCALE: 1" = 20'

C-103

Last Saved: 5/6/2024
Plotted On: Dec 11, 2024 8:37am By: Tighe & Bond
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**Boglich
Farms Show
Up Facility**

Eversource
Energy

Agawam,
Massachusetts

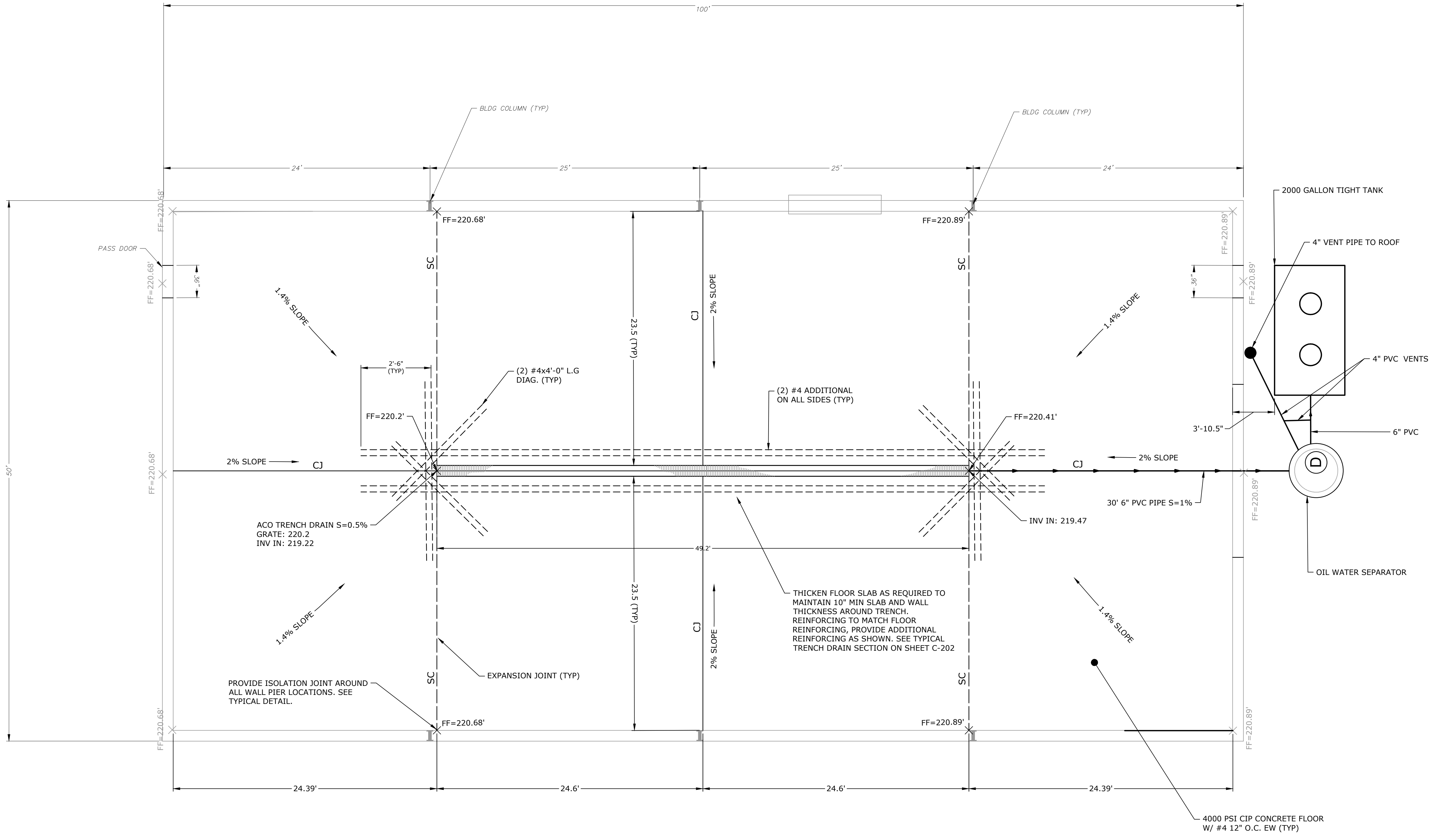
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DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

**BLDG 2 FLOOR
DEMOLITION PLAN**

SCALE: 1" = 5'

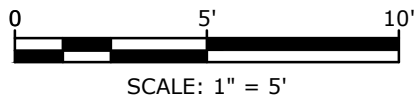
S-101

Last Saved: 5/6/2024
Plotted On: Dec 11, 2024 8:37am By: Tighe & Bond
Tighe & Bond\31\VE\5034 Eversource L&P 2019\211 - Boglich Farm\Drawings\AutoCAD\Sheet\Building Sketch Sheet.dwg



- GENERAL NOTES:
1. CJ INDICATES CONSTRUCTION JOINTS
 2. SC INDICATES SAWCUT

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



**PERMIT DRAWINGS
NOT FOR
CONSTRUCTION**

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CONSTRUCTION PURPOSES.

**Boglich
Farms Show
Up Facility**

**Eversource
Energy**

**Agawam,
Massachusetts**

NOTE FORMAT

1. XXX
2. XXX

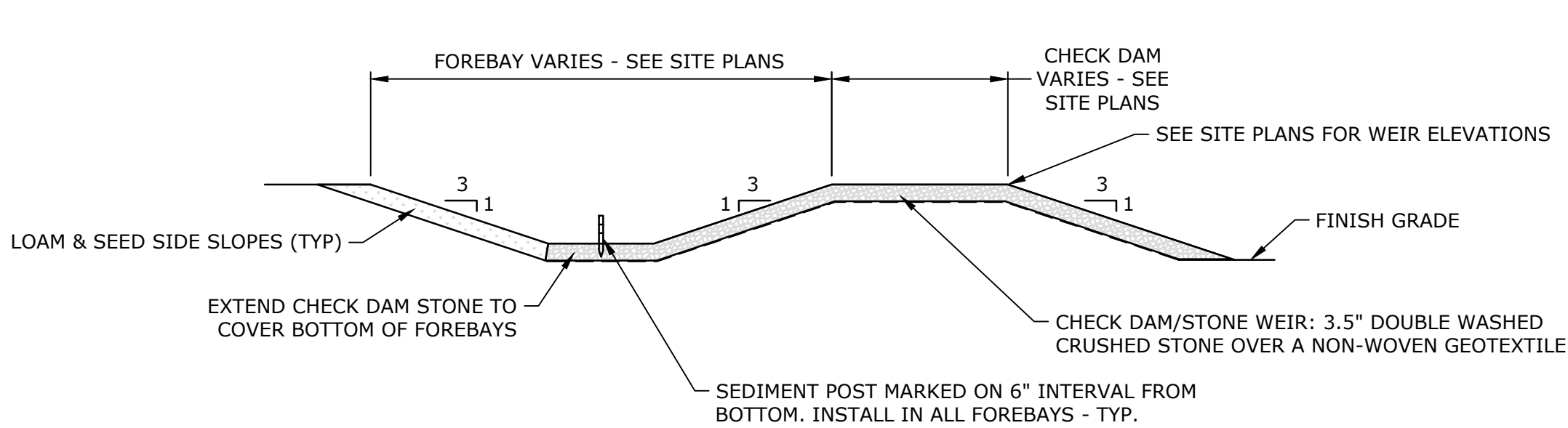
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PROJECT NO:		E5034-211
DATE:		01/2024
FILE:		Building Sketch Sheet.dwg
DRAWN BY:		AAL
DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

**TRENCH DRAIN
FLOOR PLAN**

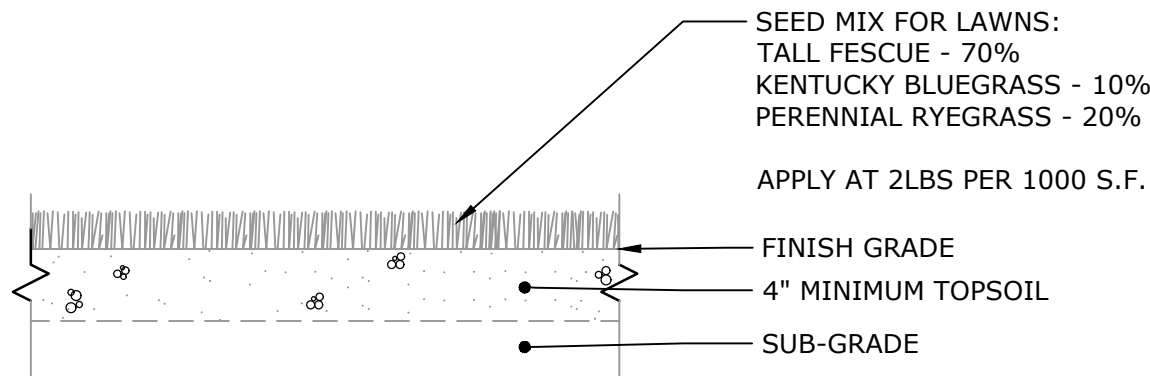
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S-102

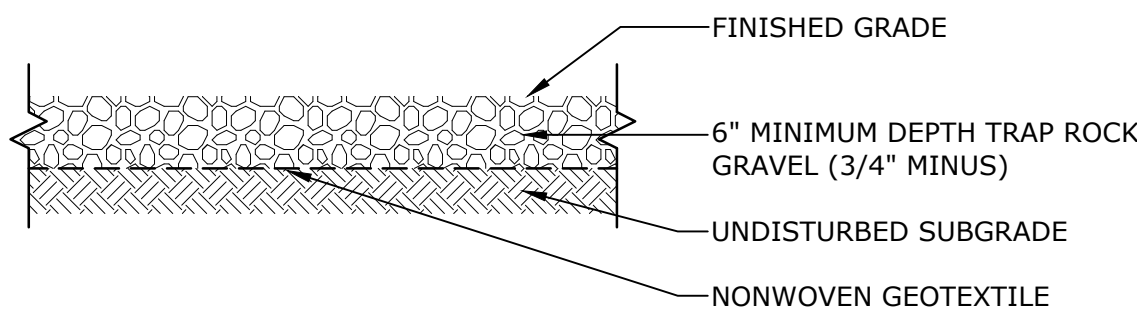
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Plotted On: Dec 11, 2024 8:38am By: Tighe & Bond
Tighe & Bond\31\VE5034 Eversource L&P 2019\211 - Boglich Farm\Drawings\AutoCAD\Sheet\E-5034-211 DETAILS.dwg



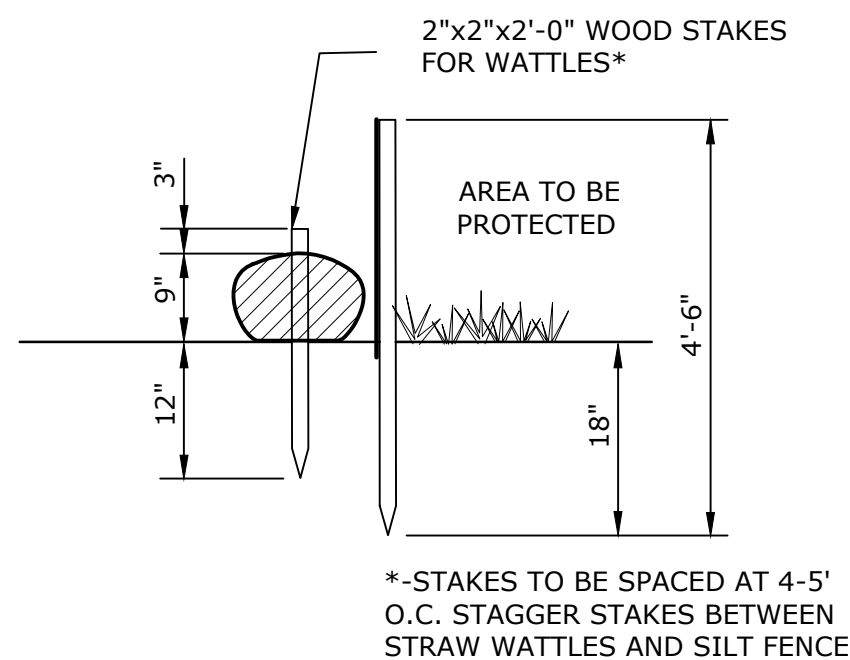
SEDIMENT FOREBAY - SECTION
NO SCALE



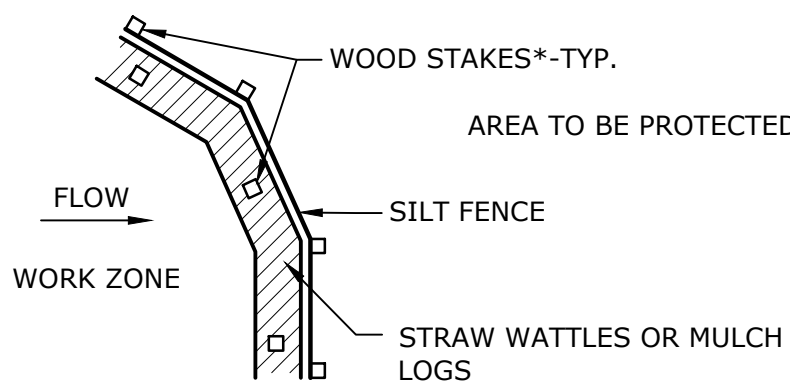
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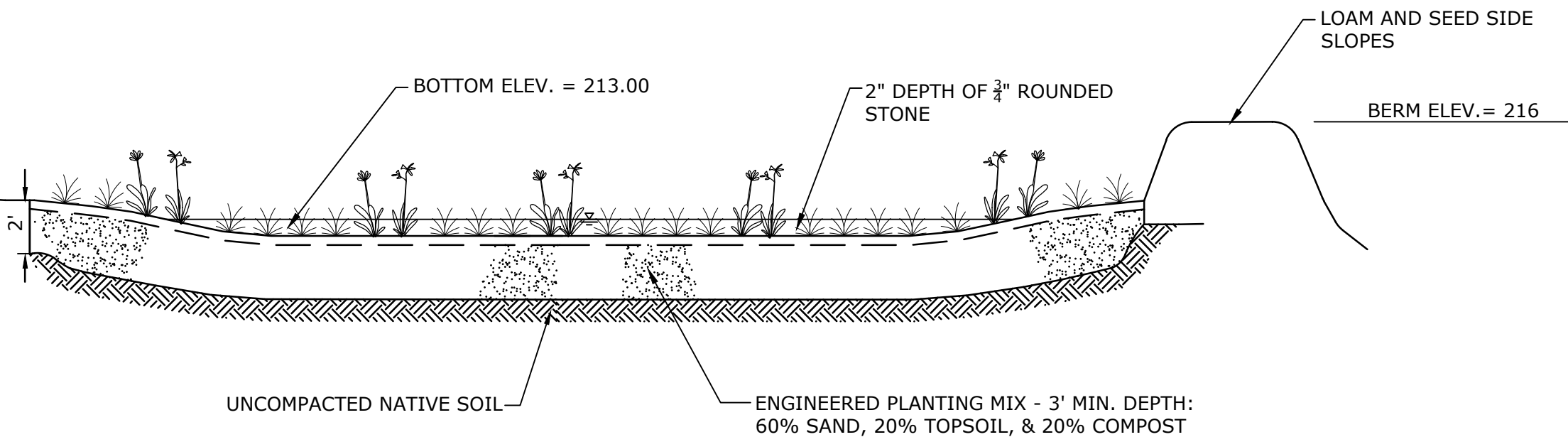
GRAVEL SURFACE
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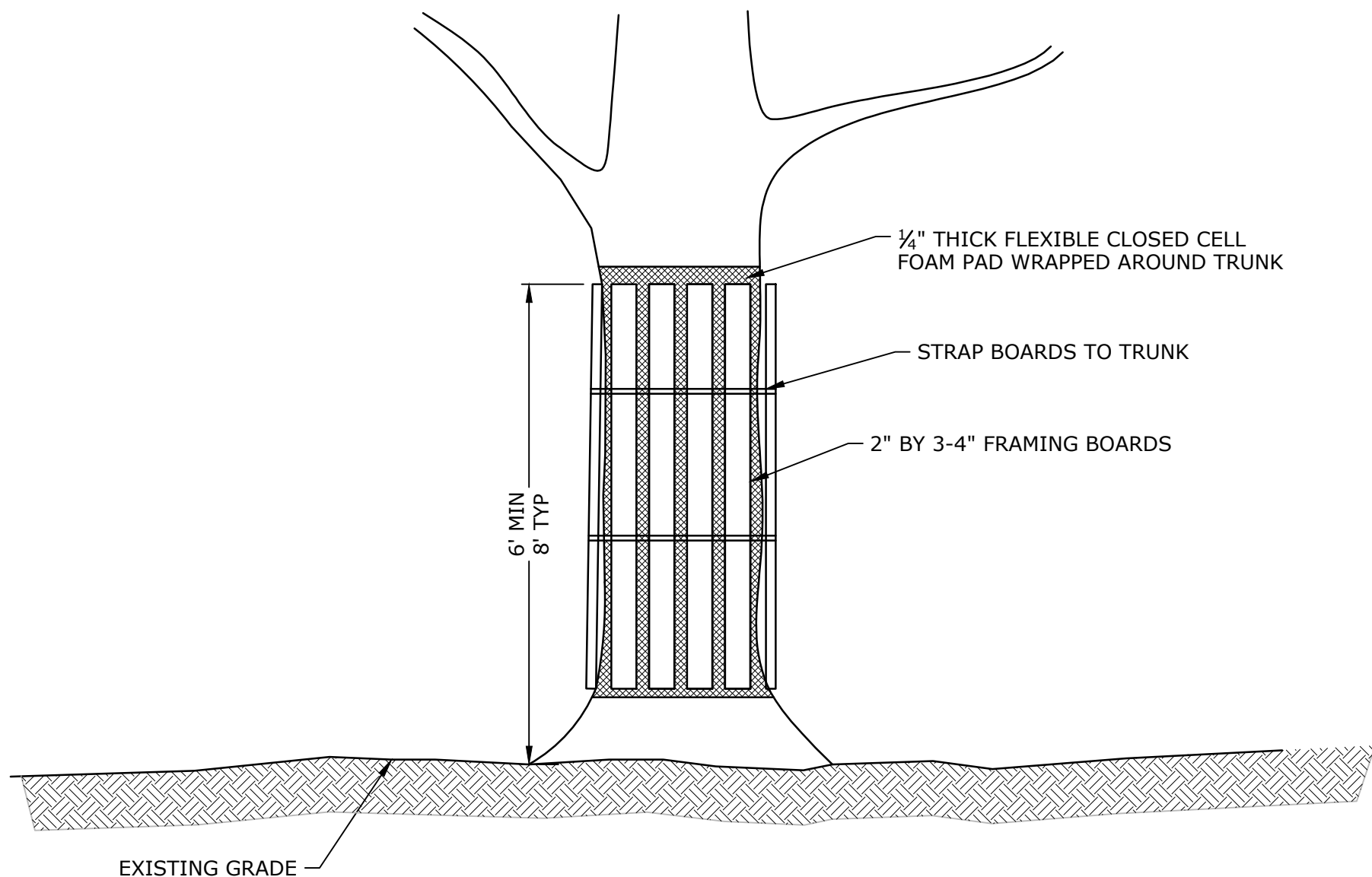
SECTION



EROSION CONTROL BARRIER
NO SCALE



BIORETENTION BASIN SECTION
NO SCALE



NOTES:

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

TREE PROTECTION FOR EXISTING TREE
NO SCALE

**PERMIT DRAWINGS
NOT FOR
CONSTRUCTION**

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**Boglich
Farms Show
Up Facility**

Eversource
Energy

Agawam,
Massachusetts

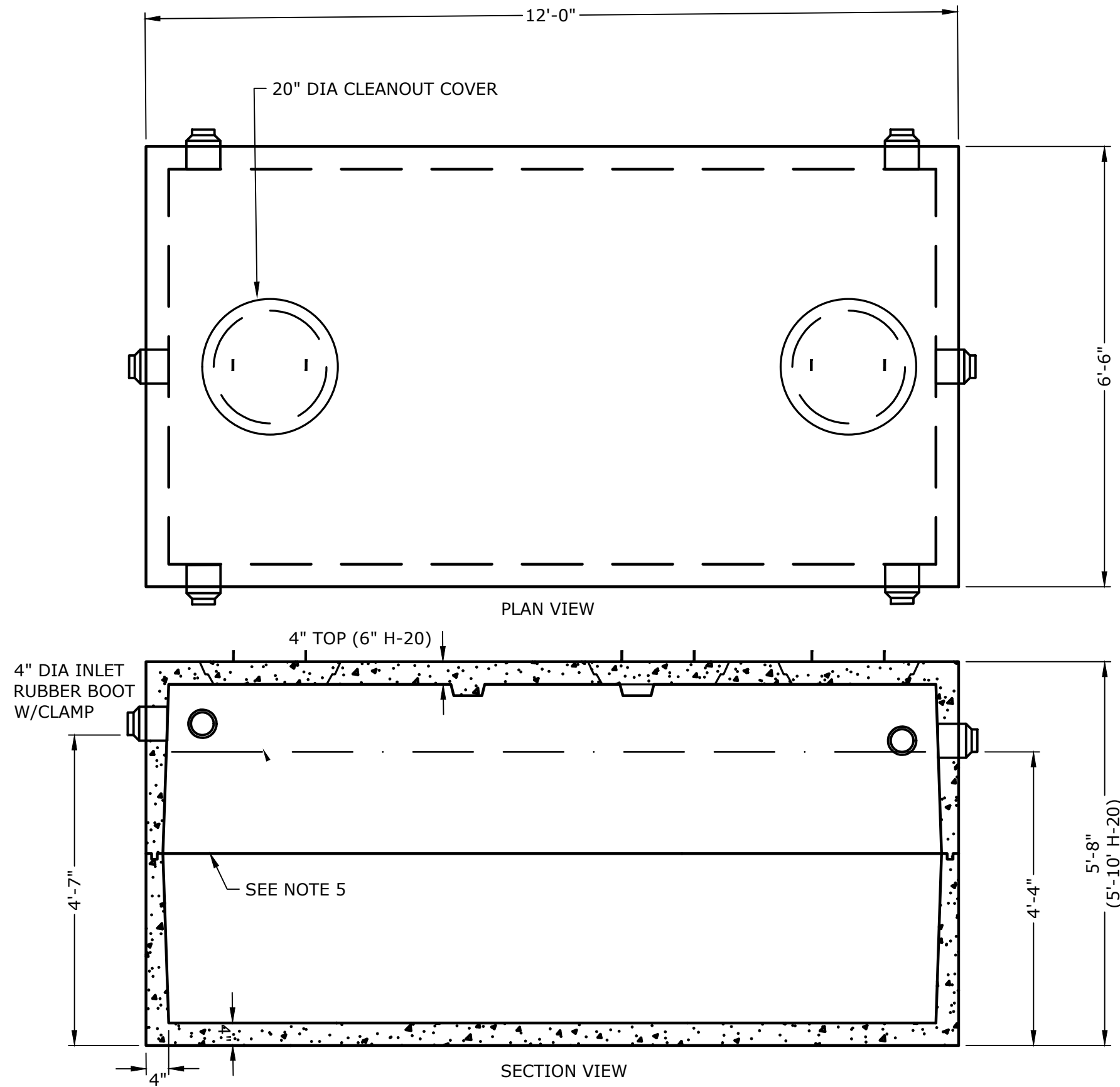
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PROJECT NO:		E5034-211
DATE:		01/2024
FILE:		E-5034-211 DETAILS.dwg
DRAWN BY:		AAL
DESIGNED/CHECKED BY:		TJG
APPROVED BY:		TJA

DETAILS - 1

SCALE: AS SHOWN

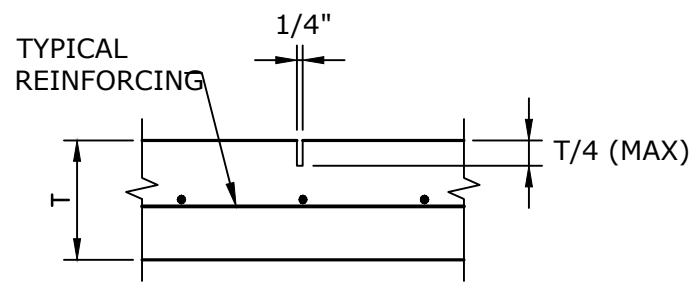
C-201

Last Saved: 5/6/2024
Plotted On: Dec 11, 2024 8:38am By: Tighe & Bond
Tighe & Bond\31\VE5034 Eversource L&P 2019\211 - Boglich Farm\Drawings\AutoCAD\Sheet\E-5034-211 DETAILS.dwg



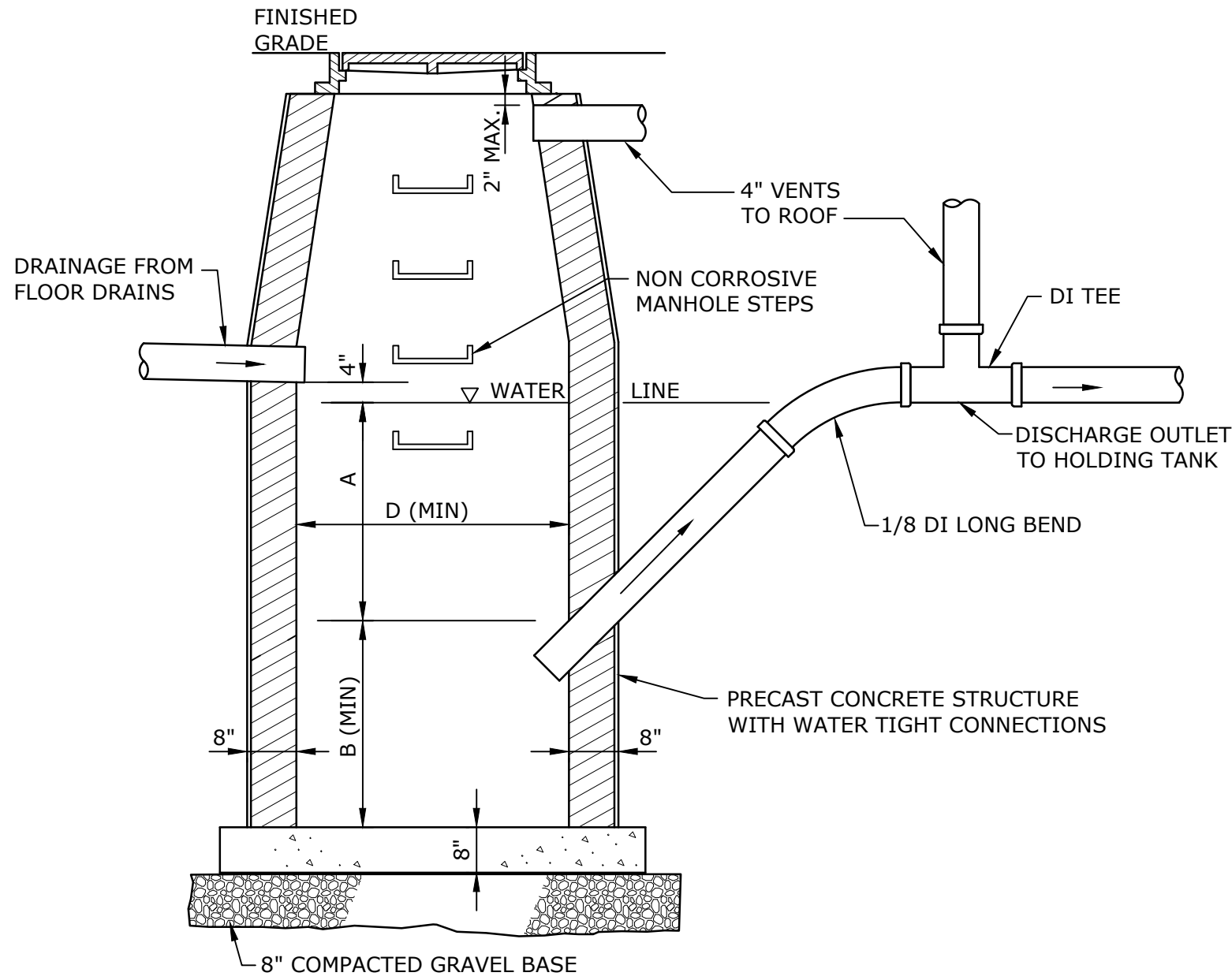
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. ALL REINFORCEMENT PER ASTM C1227.
 3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

2000 GAL TIGHT TANK
NOT TO SCALE



SAWCUT CONTROL JOINT
NOT TO SCALE

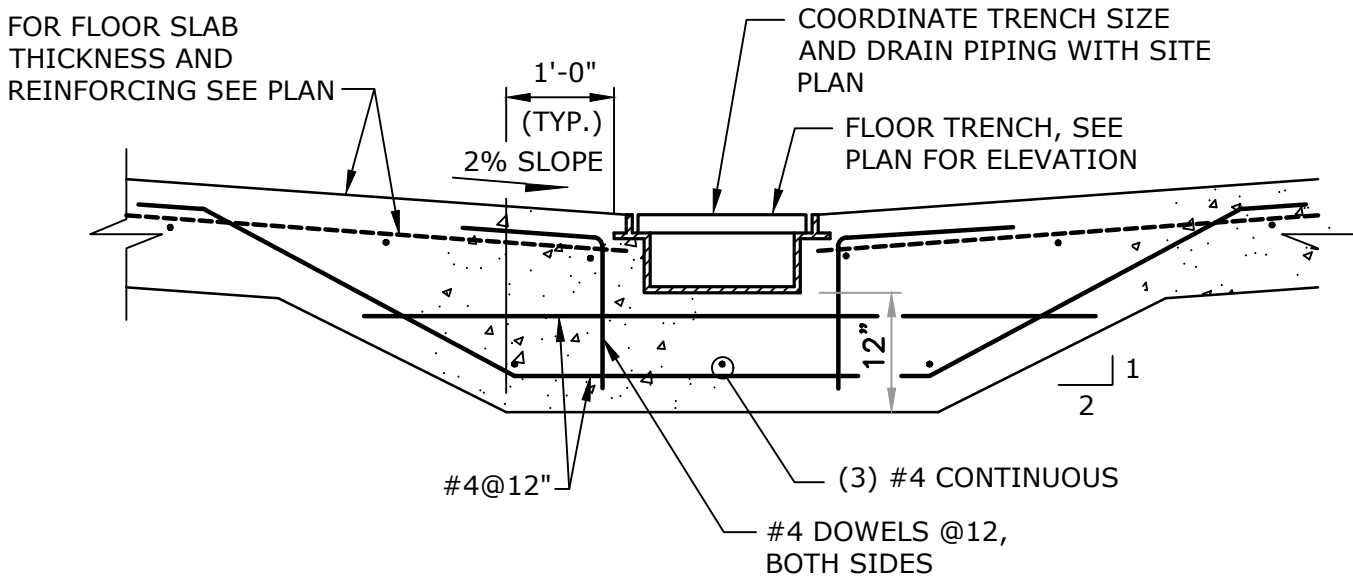
NOTE:
SAWCUT SHALL MADE WITHIN 6 HOURS AFTER CONCRETE PLACEMENT & CLEANED PRIOR TO APPLICATION OF FLOOR TREATMENT. PROVIDE TOOLED JOINT WITH BACKER ROD & JOINT SEALANT WHERE NOTED ON PLANS.



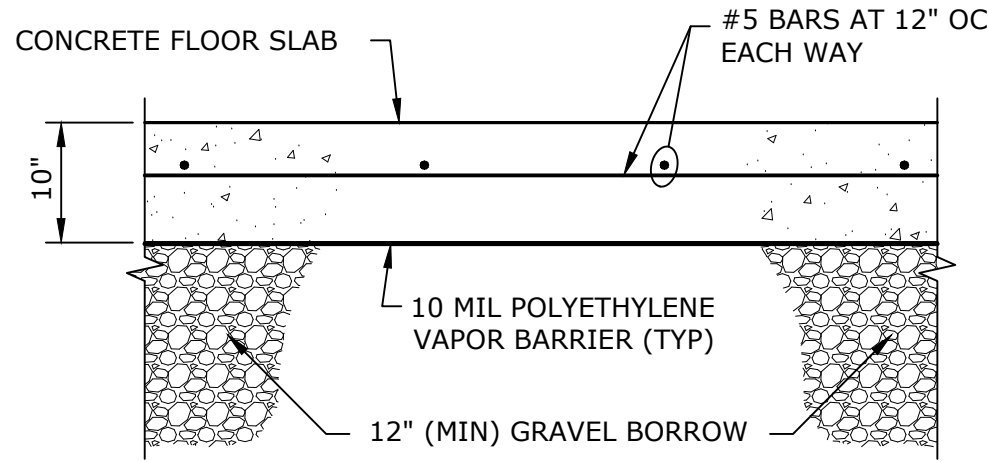
GASOLINE, OIL, & SAND SEPARATOR
NO SCALE

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

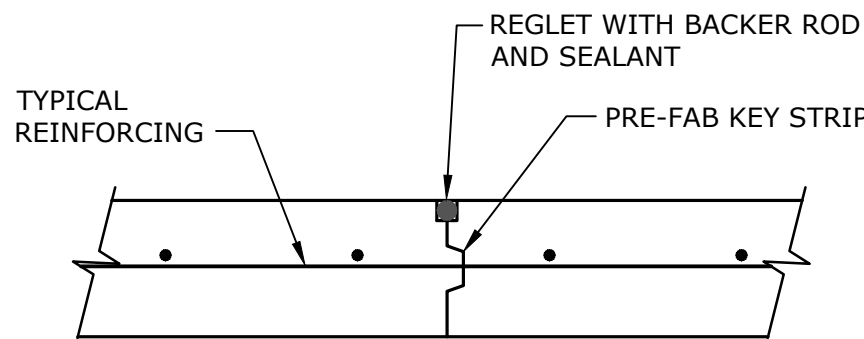
- NOTES:
1. GASOLINE, OIL AND SAND SEPARATOR TO BE INSTALLED IN ACCORDANCE WITH 248 CMR.
 2. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF THE BUILDING WHERE POSSIBLE AND THE COVER IS TO INCORPORATE A CENTER HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER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



TYPICAL TRENCH DRAIN SECTION
NOT TO SCALE



TYPICAL SLAB ON GRADE DETAIL
NOT TO SCALE



SLAB CONSTRUCTION JOINT
NOT TO SCALE

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**Boglich
Farms Show
Up Facility**

Eversource
Energy

Agawam,
Massachusetts

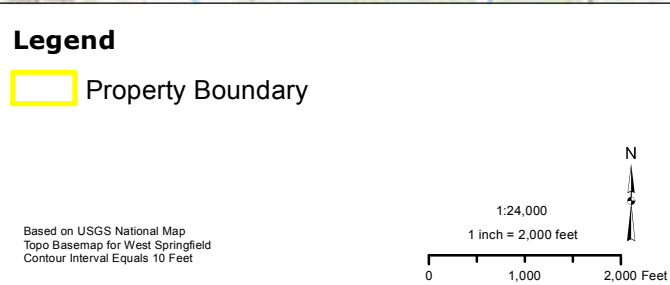
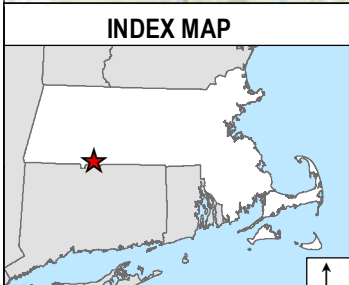
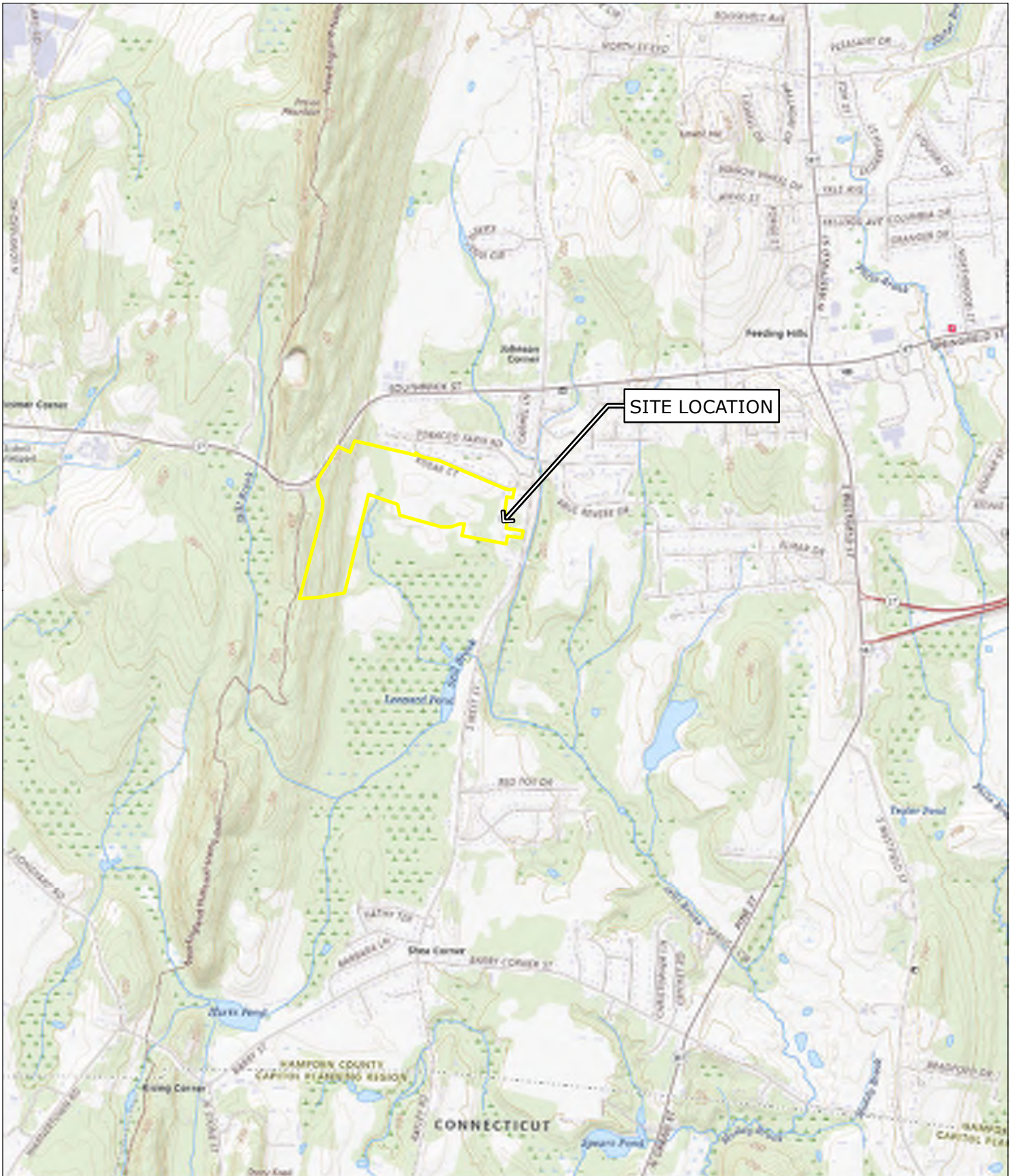
MARK	DATE	DESCRIPTION
PROJECT NO:	E5034-211	
DATE:	01/2024	
FILE:	E-5034-211 DETAILS.dwg	
DRAWN BY:	AAL	
DESIGNED/CHECKED BY:	TJG	
APPROVED BY:	TJA	

DETAILS - 2

SCALE: AS SHOWN

C-202

APPENDIX B

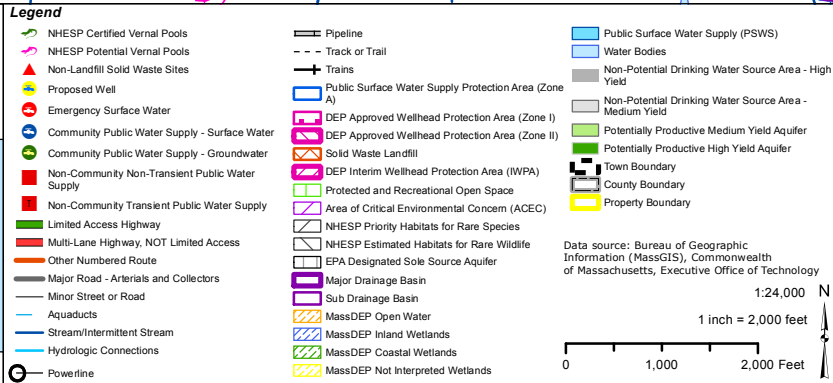
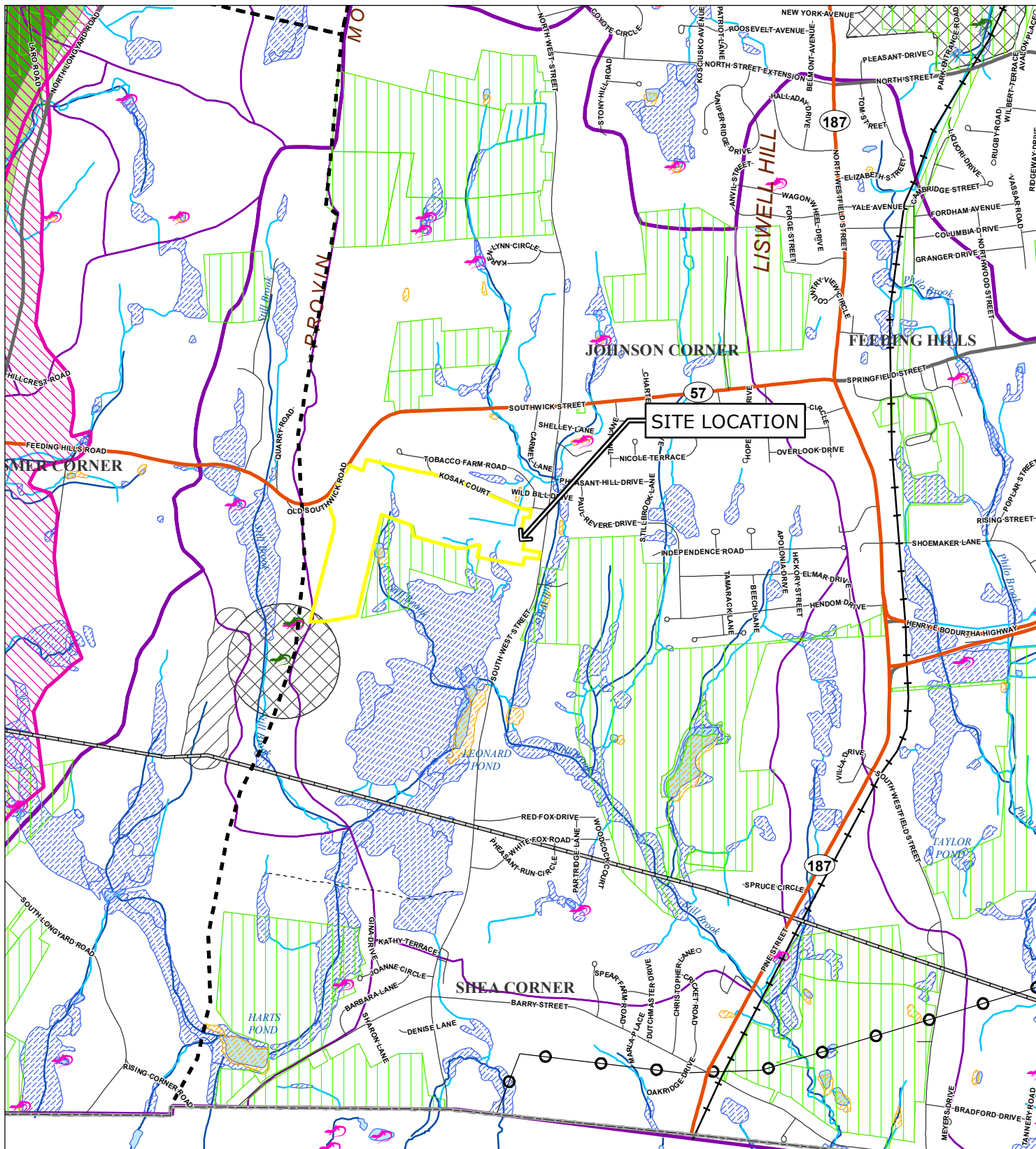


EVERSOURCE

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

May 2024

Tighe & Bond

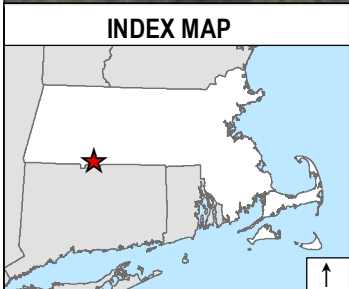
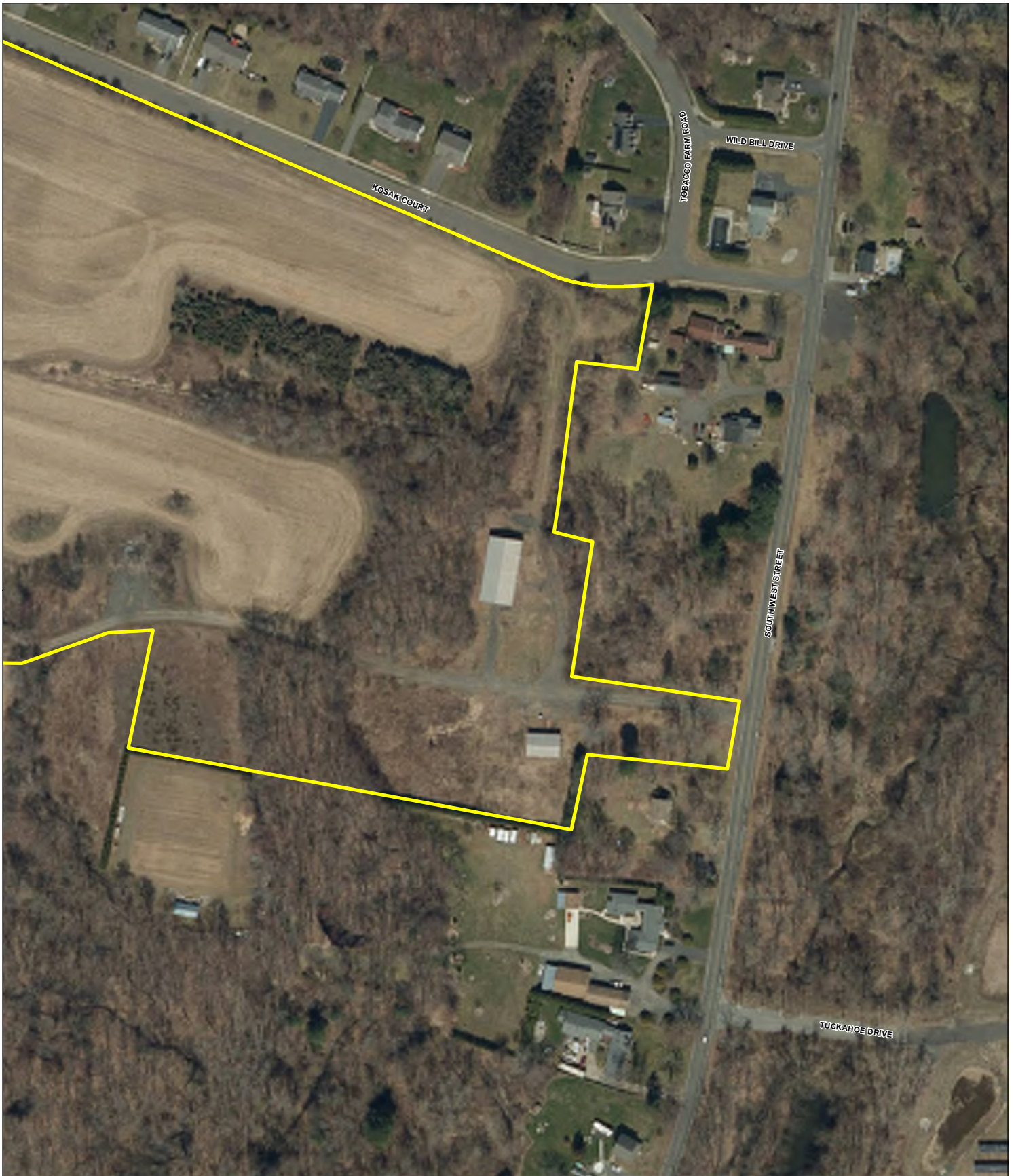


EVERSOURCE

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

May 2024

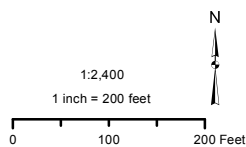
Tighe & Bond



Legend

Property Boundary

Based on MassGIS Color Orthophotography (2023)

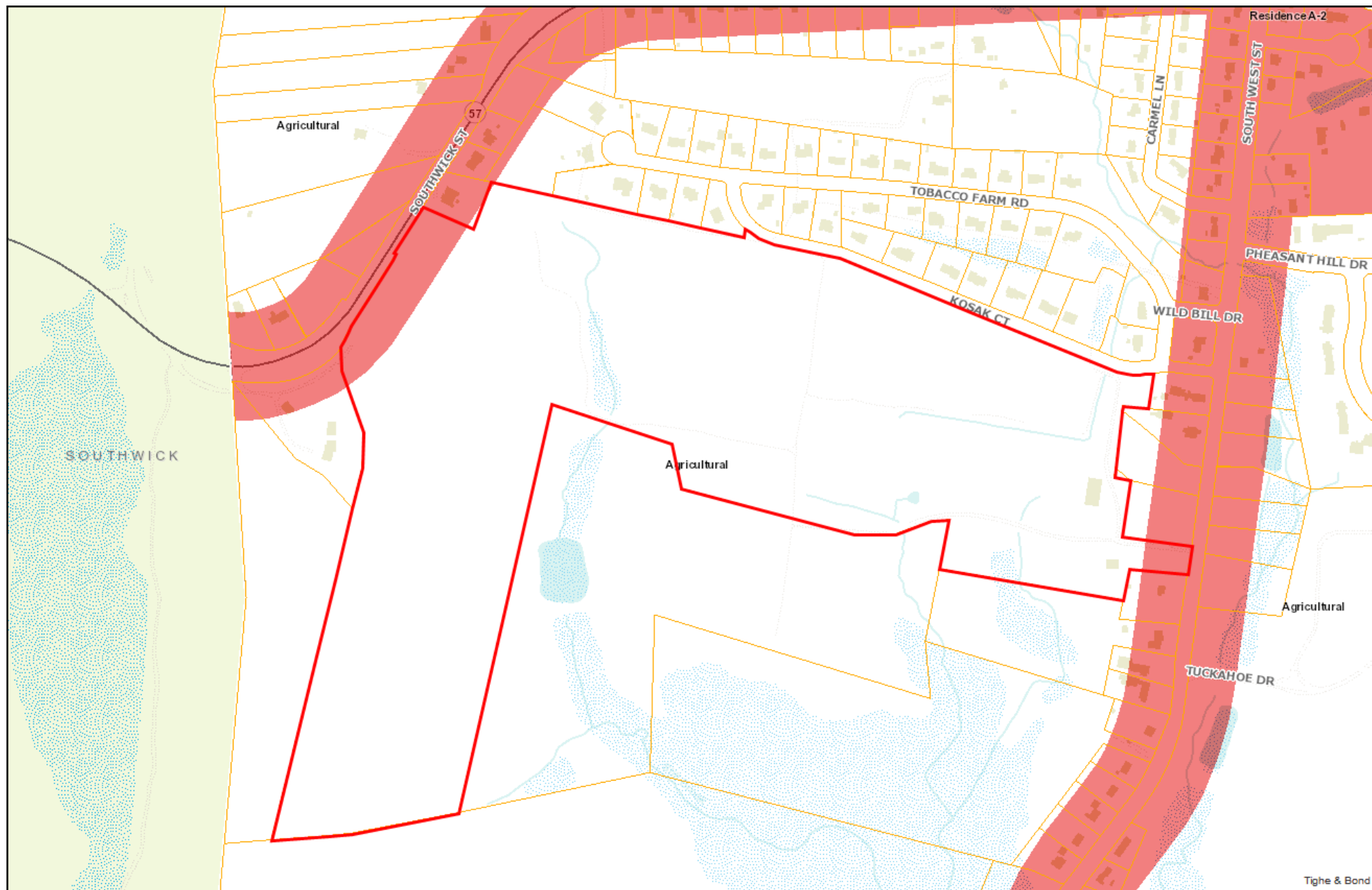


EVERSOURCE

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

May 2024

Tighe & Bond

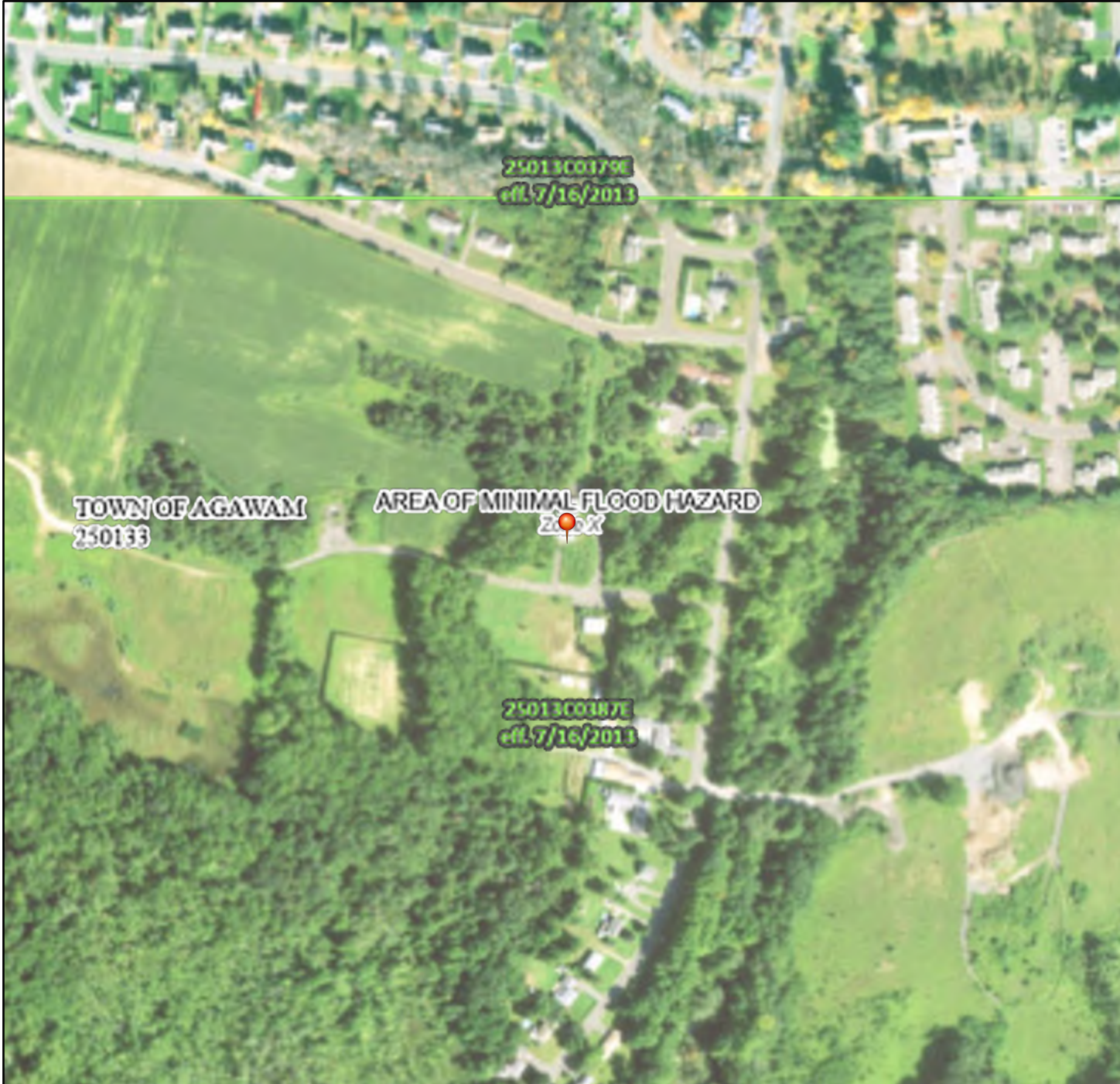


The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

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



ff1



HW

ff1

HQ

01637 250133001796

66.52 66.55		LWKRW %DHJPRGPHDWLRQ % -RQHS 9 \$
		LWK%RUFSWK -RQHS 9 \$ 9 \$
		\$HODMRUJPRG

26.52
26.55

	\$QDD &QPHJPRG-EPUG \$JHV R QDDQD RQPHJPRGZWKDHUHH G-SWKOHVWQDQHQHRRW RU ZWKGDULQ DUHD/R OHVWQDQHQHRRWHEOHQ;
	XWUH&QJLWLRQ/\$QDD &QPHJPRG-EPUG -RQ;
	\$JHZWK\$GPHJPRG\$VNGHWR HMH GHHRMHV -RQ;
	\$JHZWKJPRG\$VNGHWRHMH -RQ;

26.56

	\$JHRIQLBD JPRG-EPUG -RQ;
	(HFWLYHJ
	\$JHRIQJWHUEQJPRG-EPUG -RQ;
	&QDD &OYHUW RU \$VRUPHEU
	HMH'LNH RU JPRGDDO

66.56
66.56

	\$JRW\$FWLRQ/ZWK\$QDD &QPH
	DVHU \$UIPHOHYDLRQ
	&QWDD JUDQHW
	%DHJPRGPHDWLRQLQH %
	LEW R \$VXG
	-XULGLFWLRQ%RQDDU
	&QWDD JUDQHW %DMHQLQH
	\$JRLQH%DMHQLQH
	\$JRUDDLFLJDMXUH

26
66

66.56

	LJLWDD DWD\$DLODEOH
	RLJLWDD DWD\$DLODEOH
	QDSSG
	7KHSQGLVSDHGRQWKHBSLV/DQDSSJLBMH SLQV VHOHFWHGBWKHXU DQSGHVQRV UHBUH DQDWRULWDLVYHSURSHUWOFDMLRQ

§

7KLVBSFBDLHVZWKJPRVWQDQUGVIRU WKHXHR
GLJLWDD IOFGBS/LJLW LVQRW YRLGDVGHFULEGGBORZ
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DPRURWQDQUGV

7KHIOFGKQUGLQRUBMLRQLVGHULYHGLUHFWO\IURFWKH
DWRULWDLVYHJZEYHUYLHV\$JRLGHGBJ 7KLVBS
ZVH\$RUWHGRQ DV 3 DQSGHVQRV
UHOHFW RQJHV RU DQDQV V\$HIXQV WRWLVGDWHQDQ
WLP 7KHJQDGHIFWLYHLQRUBMLRQB RQJHRU
BFFHVSHUHGGBQZGDVDRYUWLP

7KLVBSLBDLHVYRLGLIWKHQRU RUHRWKHIOFQZQBS
HOFQWVGRQRV DSSDU EDHBSLBU IOFGJQHODHOFV
OHFG VDDHEDU BSUHDMLRQGDWH FFRQWALGHQMLLHV
)SSQD QEHU DQDGHIFWLYHGDWH D\$LBIHIRU
XQDSSGDQXQGUQLJGDVHFDQQRW BHXHGIRU
UHDWRUJ\$USRVH

APPENDIX C



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

OFFICE ONLY
INSPECTION SERVICES

SEP 29 2023

TOWN OF AGAWAM

Application for Zoning Determination

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

1) PROPERTY INFORMATION

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

2) APPLICANT & OWNER INFORMATION

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

3) PROJECT & SITE DETAILS

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

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

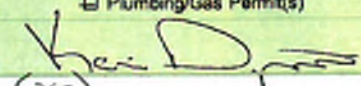
p. Current Use of Property Vacant	
q. Proposed Use of Property Show-Up Site	
r. Project Description Eversource is proposing to make minimal changes to the site to use it as a "show-up" facility. Building 1 is proposed to be used as an indoor meeting space and comfort station. Building 2, the existing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

4) CERTIFICATION

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

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

ZONING DETERMINATION - OFFICE USE ONLY

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

APPENDIX D

This Document was prepared by:

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

After Recording Please Return to:

This space reserved for recording purposes

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

QUITCLAIM DEED

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

WITH QUITCLAIM COVENANTS:

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

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

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

ARTHUR P. BOGLISCH & SONS, INC.,

Witness

Witness

JEFFREY P. BOGLISCH, PRESIDENT

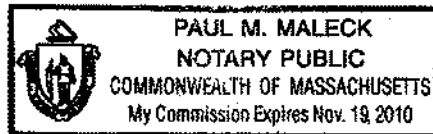
GLENN BOGLISCH, TREASURER

Southwest Street and Southwick Street, Agawam, Massachusetts

STATE OF MASSACHUSETTS :
 : SS.
 COUNTY OF HAMPDEN :

November 2, 2009

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



Paul M. Maleck

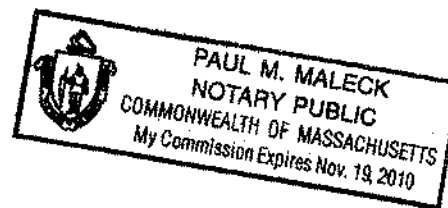
Notary Public
 My Commission Expires:

STATE OF MASSACHUSETTS :
 : SS.
 COUNTY OF HAMPDEN :

November 2, 2009

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

Paul M. Maleck
 Notary Public
 My Commission Expires:



Schedule A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thence N $13^{\circ}10'30''$ E bounded westerly by land Now or Formerly Michael A. Tami & Marsha J. Tami a distance of 31.25' to a pin;

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

Thence S $76^{\circ}49'00''$ E along the southerly side of Kosak Court a distance of 249.71' to a point;

Thence S $67^{\circ}00'00''$ E along the southerly side of Kosak Court a distance of 1085.60' to a concrete monument;

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

Thence N $84^{\circ}31'35''$ E along the southerly side of Kosak Court a distance of 34.13' to a rebar with brass cap set to the point of beginning.

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

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

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

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

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

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

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

APPENDIX E

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

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

APPENDIX F

Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglish Farms "Show-Up" Site

Site: Agawam, MA



Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglish Farms "Show-Up" Site

Site: Agawam, MA



Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Boglish Farms "Show-Up" Site

Site: Agawam, MA

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

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

Appendix F - Photographic Log

Client: Eversource Energy

Job Number: E-5034-211

Site: Boglisch Farms "Show-Up" Site
Agawam, MA

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

APPENDIX G



Town of Agawam

Planning & Community Development

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

PLANNING BOARD

August 16, 2024

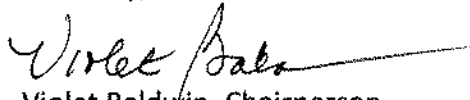
Western Massachusetts Electric Company dba Eversource Energy
c/o John Ivanisin
P.O Box 270
Hartford, CT 06141

Dear Mr. Ivanisin:

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

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

Sincerely,


Violet Baldwin, Chairperson
Agawam Planning Board

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



March 24, 2025

To the Agawam Zoning Board of Appeals,

We received a letter in our mailbox regarding a plan that Eversource Electricity has to use the premises at 180 South West Street in Feeding Hills for storage of company vehicles. From our understanding, this land will also be used for dispatch, maintenance facility as well as a "lay down" area for storage of rolls of wire, poles, insulators, etc.

As landowners at 573 South West Street in Feeding Hills for the last 16 ½ years, we strongly disagree with this plan. We moved here in 2008 because we loved the rural atmosphere that it provided for us, and have grown to love where we live.

We have already seen a steady increase in traffic on our road, with people traveling well above the speed limit many times. Now, with the proposal of this facility, we will see an increase in heavy trucks and more traffic yet. Our road is already in bad repair even though it was resurfaced not long after we moved here. We have many neighborhood children who play in this area, and we are very concerned about the heavy trucks which will be traveling on this road and again, the increase in traffic. We also have many people who walk, run and walk their dogs on our road. They must use the roadway because there are no sidewalks. We are very concerned about the safety of our neighbors, as well as ourselves.

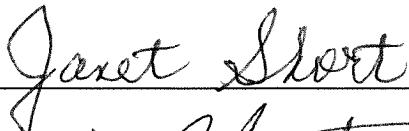
Are there any other businesses on this road? Is this area commercially zoned, especially for a corporation as large as Eversource?

As tax payers, we believe that how we feel regarding this should be taken into consideration more than that of Eversource. We don't want to lose our rural environment!!

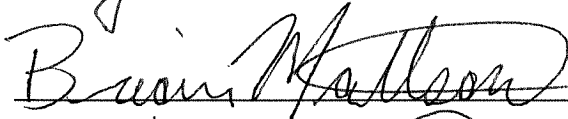
David Short



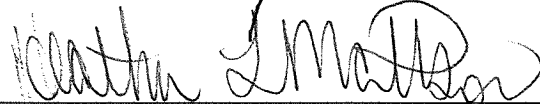
Janet Short



Brian Mattson



Heather Mattson



The following members attended the public meeting:

Doreen Prouty-Chair
Richard Maggi-Vice Chair
Aldo Mancini-Clerk
Vinny Ronghi-Alternate
Viktor Savonin-Alternate

Stefanie Kesecker-Administrative Assistant

Acting Chair Prouty opened the meeting at 6:00pm.

CASE #2025-Usmonova-28 S. Alhambra Circle-Special Permit

Sitting on this case:

Doreen Prouty-Chair, Aldo Mancini-Acting Vice Chair, Vinny Ronghi-Acting Clerk

This case held public hearings on January 13 and March 10, 2025. The petitioner added she has scheduled Hastie Fence to complete the fence and they are schedule for April 3, 2025. Chair Prouty stated the ZBA along with the petitioner, Building Inspector, and the southern abutter performed an onsite. She stated all parties worked together for a solution that was satisfactory to all. Chair Prouty stated 2 8ft. panels would be taken off the corner and will go diagonal, which will make the line of sight clear. She went on to say the abutter at 38 S. Alhambra will be able to see children, pedestrian traffic, and road traffic now.

Chair Prouty closed the public hearing and the members went directly into a meeting.

Chair Prouty called for a vote to accept the amended plan for the fence.

Prouty-yes, Ronghi-yes, Aldo-yes.

Chair Prouty explained the 20 day appeal process.

Motion was made by Mr. Maggi and seconded by Mr. Mancini to take the agenda out of order.

Prouty-yes, Maggi-yes, Mancini-yes.

Approval of Minutes-March 10, 2025

Motion was made by Mr. Ronghi and seconded by Mr. Mancini to approve the March 10, 2025 minutes.

Prouty-yes, Ronghi-yes, Mancini-yes, Savoni-yes, Maggi-abstained.

Any other matter that may legally come before ZBA

Nothing for this agenda item.

Motion was made by Mr. Ronghi and seconded by Mr. Maggi to recess until the 6:30pm hearing.

Prouty-yes, Maggi-yes, Mancini-yes, Ronghi-yes, Savonin-yes.

CASE#2028-Elias-1083 Suffield Street-Special Permit

Sitting on this case:

Doreen Prouty-Chair, Richard Maggi-Vice Chair, Aldo Mancini-Clerk

Petitioner Christine Elias, 65 Selden Hill Drive, West Hartford, CT was present, on behalf of her mother for this agenda item. Mr. Elias stated she owns the property at 1083 Suffield Street. She requested a Special Permit for the keeping of 12 chickens. She went on to say that the eggs are shared with family and friends. Ms. Elias stated there are two large composting bins on the property for the waste disposal. She stated her mother has had these chickens since 2022.

Mr. Maggi questioned the location of the compost bins. Chair Prouty asked if there was a fence on each side of the property. Ms. Elias stated yes a wooden privacy fence. Chair Prouty stated roosters are not allowed.

Chair Prouty read comments from Inspection Services and Engineering and they presented no opposition to the Special Permit. Chair Prouty went on to say the petitioners' measurements all fit the chicken ordinance requirements.

Chair Prouty then read a letter from several abutters on Zachary Lane, who have requested that the owner mitigate noise with additional landscaping or fencing, property owner be limited to 6 chickens, property owner submit a waste disposal plan, and be required to implement a bird flu mitigation plan approved by the Board of Health.

The signatures on this letter were as follows:

Mark Twarowski-81 Zachary Lane
Kevin Wiles-82 Zachary Lane
Mark Busco-74 Zachary Lane
Justine Busco-74 Zachary Lane
John Chriscola-42 Zachary Lane
Lynne Geiger-33 Zachary Lane
Carl Fancy III-89 Zachary Lane
Carol Fancy-89 Zachary Lane

Chair Prouty stated the petitioner was allowed by zoning to have up to 12 hens for the size of this property and measurements of the run and coop. She stated the hen waste section of the ordinance does not state it has to be in writing, but needs to be demonstrated. Chair Prouty stated she spoke to the Health Department and the information she received that ponds, streams, and wetland areas are the common link to all domestic flocks bird flu cases, and enclosed runs and

coops were recommended. The Town's chicken ordinance requires the chickens be fully enclosed. Chair Prouty stated, even the state does not have a bird-flu mitigation plan in place. Mr. Ronghi asked how long chickens have been at this address. Ms. Elias stated since 2022. Mr. Ronghi asked the petitioner if there had been any complaints. Ms. Elias stated no.

Chair Prouty opened the hearing to the public.

Rachel Fancy, on behalf of her parents, Carl and Carol Fancy-89 Zachary Lane, stated she would like to see some form of sound mitigation in the form of trees or shrubbery. She stated the law doesn't require a written waste disposal plan, but her parents would like to see this being taken into consideration. She stated bird flu is running rampant and this is a concern that other animals or pets may be affected. She stated they are not in object to the petitioner having chickens, but they would like this matters taken into consideration.

Jason Jordon-1075 Suffield Street-states his is a direct abutter and has no issue to granting this Special Permit.

Chair Prouty explained the 20 day appeal period.

Chair closed the public hearing and the members went directly into a public meeting. Mr. Maggi stated it would be a good idea to have a waste disposal plan. Prouty and Mancini stated there was no need for a written plan, since the petitioner had demonstrated how chicken waste is disposed. Prouty also stated that no other petitioner for a Special Permit for chickens has had to do this, or been required to add any additional landscaping. Mr. Ronghi stated the State is cautioning people with cats and dogs about bird flu because they could chase or catch a wild bird and contract bird flu that way. He stated presuming because they are chickens means they will contract avian flu puts undue burden on the petitioner.

Chair Prouty called for a vote for the Special Permit.

Prouty-yes, Mancini-yes, Ronghi-yes.

CASE #2021-Eversource-180 S. West Street-Special Permit

Sitting on this case:

Doreen Prouty-Chair, Richard Maggi-Vice Chair, Aldo Mancini-Clerk

Tracy Adamski and Timothy Grace with Tighe & Bond were present for this agenda item. Ken Collette, John Ivanisin, and Jason Bang with Eversource were also present. Ms. Adamski stated the proposal is for a "show-up" facility repurposing 2 existing buildings on the property. She stated there no new proposed construction. She stated this show up facility will allow staff to meet in the existing office building, and 4 Eversource line trucks will be parked in Building 2. Employees will drop off their personal vehicles and pick up the work trucks. She stated the hours of operation will be from 6am to 4pm, except in storm events. This Eversource plan proposes site upgrades that include: floor drain, oil/water separator, tight tank, repairs to existing gravel driveway, gravel laydown area to the west, new storm water management in place to mitigate any storm water runoff. She stated there is vegetative buffer and evergreens/arborvitae along the southern and eastern border. The property is 80 acres, and 30 acres are under a Conservation

restriction. She state the flow of traffic will be from South West Street and will follow the existing driveway. She stated no traffic is proposed to the north. She stated this traffic pattern will minimize noise from trucks backing up. She stated they meet the setbacks and all zoning requirements. She stated the area of development is 8,000 sq. ft. She went on to say there will be no site lighting that would disturb the neighbors, but hard pack lights on the buildings. Ms. Adamski stated Eversource had received Site Plan approval from the Planning Board as well as approval from the Conservation Commission.

Chair Prouty asked what the office workers would use the office building for. Ms. Adamski stated it would be to warm up and use the restroom. Chair Prouty asked if anyone would be sleeping there. Ms. Adamski stated no.

Chair Prouty asked how many employees. Ms. Adamski stated 8 to 12, personal vehicles and 4 Eversource trucks.

Mr. Maggi asked how many dwellings were close to the property. Ms. Adamski stated 2 residential properties. Mr. Maggi asked how far away the dwellings were from the homes. Ms. Adamski stated 150 to 250 ft.

Mr. Mancini asked how many acres this project would utilize. Mr. Grace stated about 1.5 acres of the 80 acre parcel. Mr. Mancini asked what the plans for the rest of the land were. Ms. Adamski stated currently there are no other plans. Mr. Collette agreed.

Chair Prouty asked about utility poles being stored on the property. Mr. Grace stated it is highly unlikely that poles will be stored here. John Ivanisin stated the only time poles would be stored would be during a storm event, in which case the poles are staged once the company is on storm alert. Chair Prouty asked how long the poles would be stored there. Mr. Ivanisin stated they would be taken off site once storm event was over. Chair Prouty asked about the contaminants that could leak into the ground. Mr. Ronghi stated these poles would pose no more risks than the permanent poles imbedded in the ground. Mr. Collette stated Eversource could put something in writing regarding the utility poles, if necessary.

Mr. Maggi asked what type of company vehicles. Mr. Bang stated they are bucket trucks and there will be 4 of them.

Mr. Savonin asked what would be done to mitigate or maintain the dust from the entryway. Mr. Grace stated the existing gravel drives with be expanded per DPW and a hard pack will be put down and it becomes more hard-packed overtime. He stated Eversource would be responsible for maintaining this. He said the stormwater report also has dust control measures. Mr. Savonin asked if any of the building would have lights that ran 24/7. Mr. Ivanisin stated there will be wall pack on the sides of the building and a light at each door, which is required by the State electrical code.

Mr. Mancini asked about all the commercial/industrial property in the area, why this location was selected. Mr. Grace stated this location had the two pre-existing butler buildings, and this was a cost effective measure.

Chair Prouty stated Inspection Services and Engineering Department did not have any concerns. She stated the applicant had received Site Plan approval through the Planning Board and approval

from the Conservation Commission. Chair Prouty then read letters into the minutes. Jose and Marjolaine Linares, 73 Tobacco Farm Road are against this proposal. David and Jackie Owens, 83 Tobacco Farm Road, are opposed to the Special Permit. There was also a petition given to the Board that contains 140 signatures of surrounding neighbors opposed to the plan. Chair Prouty opened the hearing to the public.

Attorney John McLaughlin (representing Dale Boglish) stated this site is zoned agricultural and the proposed use is not listed for that zoning. He stated the show-up facility would be a commercial trucking depot. He stated the zoning provision is for an office, not a show-up facility. He stated such proposed use would create more noise from employee vehicles and commercial trucks backing up, light emanating from the facility, and increased traffic. He went on to say this would not be a good plan for this neighborhood. He questioned a Special Permit for use as well as the dimensions and front setback, which is 105 ft. He questioned the 12 trucks listed on the petitioners' zoning determination. Attorney McLaughlin also went over the conditions for Special Permit approval. He stated this does not serve a community need, would increase traffic flow, impact on natural environment, and neighborhood character. He also mentioned the other properties Eversource owns in Agawam in the commercial/industrial district. Mr. McLaughlin stated there is no zoning provision that would allow them to construct a commercial truck facility in Agricultural District, Chapter 180-43 does not appear to be a provision to set up a Special Permit, and a commercial trucking depot does not fit the language in the provision.

Dale Boglish, 202 S. West Street, stated vegetation that grows to the north, will be bare for 6 months of the year, and his avorbitae if it gets knocked down he will be able to see the site, therefore this would be an eyesore for himself and the neighboring abutter. He stated he is not sure why Eversource cannot store the utility poles at the transfer station or another industrial area. He stated Eversource started this project in the fall a year ago and put in 10 ft. taller poles and 3 phasing. He stated they went into the area with bobcats, excavators, and loaders and felled 15 years of growth, in the 100 ft. buffer zone. He questioned why Eversource was not fined. He stated the noise will echo from Provin Mountain. He stated most yards operate at 55 decibels and trucks have back up beepers that are 107 decibels. He also stated the diesel fumes will filter into the area. He went on to say there will be lighting that will broadcast to the abutters. He stated this project will damage the area permanently. Mr. Boglish states he doesn't think the Special Permit should have gotten to this point.

Alan Runshaw, 483 S. West Street, stated there is an Industrial Park on Silver Street, and there is the former Lucia Lumber that is for sale that is 17 acres and zoned commercial and contains buildings to garage Eversource trucks. He went on to say the road conditions on South West Street are horrible and what how will more trucks impact the roadway. He stated the Industrial Park is near Route 57 that will be easy access for Eversource to get to other towns quickly.

Harrison Grant, 17 Tobacco Farm Road, stated he is a letter carrier and a safety captain. He stated his concern is pedestrian safety. He said these trucks will be idling and will create noise and smell. He stated he thinks Eversource could find a better location.

Spencer St. Pierre, 244 S. West Street, stated diesel trucks have to sit outside and idle for 20 to 60 minutes. He stated the trucks backing up into a metal building will amplify the noise.

Jason Bang, Eversource stated the Eversource trucks do not have back up alarms.

Bob Stolar, 54 Kosak Ct, stated the trucks will be unable to turn into Building 2, and the area is close and there are wetlands. He stated the turn is very narrow and not much land.

Charles Kehoe, 40 Kosak Ct, stated the turn into Building 2 is too sharp and there is also a telephone pole at that location. He stated abutters will hear and see the trucks because there is no buffer at this location. He stated this is a fiasco waiting to happen. He stated the trucks that move utility poles onsite will have back up beepers.

Diane Boglish, 202 S. West Street, stated she is against granting this Special Permit. She questioned how a business can be in a residential/agricultural area. She stated this proposed project will erode the image of the Town as a nice quiet setting. She stated she is aware Eversource is a very large company and they do things because they can, and she feels the Town is putting precedence to companies rather than citizens. She went on to say this speaks to the integrity and acumen of the company. She stated the plans Eversource has presented are wrong and her husband had to point out the correct flow of water from the north to the south, and he pointed out that building 2 has a swale all the way around it. She questioned why Eversource worked within 100 ft. of the buffer zone, without the necessary permits and before the proposal. She stated residents would have to pay penalty fees, and questioned why Eversource was not fined. She stated if the permit is allowed, Eversource will do more. She also mentioned the noise with beeping, the lay down area, and the culvert that only diverts water. She stated the noise and fumes from the trucks as well as lighting will affect abutters. She stated several other properties zoned for this are for sale. She also presented the Board with a petition from neighbors and abutters who are against this Special Permit.

Bridgette Wixom, 377 S. West Street, stated she is against this proposal for many reasons. She stated she was able to purchase a home here and she purchased it for the quiet and country setting. She stated this proposal will change that. She stated they have enough money to develop anywhere else. She also questioned if the permit is granted who will enforce the number of trucks onsite if there are more than 4.

Gerald Satkowski, 171 Tobacco Farm Rd, stated he has lived in Agawam for 55 years. He stated himself and his wife love it here. He stated he was present to speak for those who can't speak, the wildlife. He questioned how this proposed project would impact the wildlife in the area. He stated he is against this Special Permit.

Justin Battles, 1076 Main Street, stated he is concerned of the chemicals on the utility poles leeching into the wetlands, and he felt Eversource seemed apathetic about this. He stated this apathy is what lead to wetland and conservation restrictions. He stated he doesn't think this is the attitude the community wants to go forward with.

Aline Stolar, 54 Kosak Ct, stated Feeding Hills is a beautiful area and this proposal has no business in a residential/agricultural area. She stated Eversource has enough money and they can put this facility elsewhere.

Kathleen Rovatti, 178 North West Street, stated she has lived her for 35 years. She stated she moved to this Town because she loved the farms and the community. She stated the trucks are big and noisy. She stated this area is also very wet. She stated this is a neighborhood, not a commercial area and she does not want this in her back yard. She stated the roads are narrow. She stated this is not the place for this type of facility.

Chet Wixom, 377 S. West Street, he stated the trucks will sit idling for 4 to 5 hours in the cold, waiting on a call. He stated there is property on Shoemaker on Silver Street that Eversource could use.

Rock Rovatti, 178 North West Street, stated she is very much against this Special Permit and questioned how long the diesel trucks will be idling. She stated buses cannot idle more than 5 minutes within 100 ft. from a school. She stated this is a residential area and the increase in traffic will make it unsafe for children waiting for the bus.

Dalton Boglish, 63 Coronet Cr, stated his father purchased in this area because of where it's at. He stated he grew up at 202 S. West Street and it was a great place to grow up. He stated all the neighbors purchased and paid more for their homes due to the location. He stated this company has plenty of space in commercial zoned areas as well as the finances to construct buildings. He stated the Town is making the residents the issue, not this large company and it is unfair.

Ann Marie Martin, 86 Tobacco Farm Rd, stated this is a nice, quiet area. She stated if Eversource gets this Special Permit what else does Eversource have planned. She urged the Board not to let this happen.

Bob Stolar, 54 Kosak Ct, asked if the area would be fenced in. Mr. Grace stated no.

Bill Spear, 335 South West Street, he stated he thinks this is the tip of the iceberg and questions what Eversource will do next. He stated the vegetative buffer will only be blooming for 6 months, and then the residence will see the property, without any buffer. He stated this is a rural area and no reason for this to be put here. He is opposed to granting this Special Permit and he said if granted it will destroy the quality of life for the residence.

Alexsandr Korniyenko, 36 Karen Drive, stated this is just the tip of the iceberg and if a Special Permit is granted it will be a slippery slope.

Richard Waite, 5 Tobacco Farm Rd, he stated he can see building 2 from his property and his is opposed to this project.

Kevin Wyman, 154 Tobacco Farm Rd, stated he grew up in Town and bought a home in this area because of the quiet and county-like setting. He stated he is opposed to this Special Permit.

Attorney John McLaughlin stated the ZBA should request a peer review for engineering, sound, and traffic, to help them make an informed decision.

Those who did not have public comment and are opposed in name only are as follows:

Michael Cote-23 Red Fox Drive
David Etter-612 South West Street
Wendie Etter-612 South West Street
Julie Clarke-104 Kosak Court
Tara Wyman-154 Tobacco Farm Road
Kallev Hamel-120 Kosak Court
Jeanne Green-98 Independence Road
Kenneth Martin-86 Tobacco Farm Road
Aileen Rosario-284 South West Street
Shelby Rovatti-114 Tobacco Farm Road
Gary Miller-94 Paul Revere Drive
Guy St. Pierre-244 South West Street
Raquel St. Pierre-244 South West Street
Kathleen Rosou-35 Memorial Drive
Roger Clark-104 Kosak Court
Brenna Diaz-104 Kosak Court
Eddy Diaz-104 Kosak Court
Jeffrey Rovatti-114 Tobacco Farm Road
Mark O'Malley-675 South West Street
Illegible name-175 North West Street
Illegible name-317 South West Street

Chair Prouty stated the hearing will be continued, and she will seek legal opinion from the Town Solicitor. The meeting will be continued to April 14, 2025 at 7:00pm.

Motion was made by Mr. Mancini and seconded by Mr. Ronghi to adjourn the meeting.
Prouty-yes, Maggi-yes, Mancini-yes, Ronghi-yes, Savonin-yes.

Meeting adjourned at 9:00pm.