



City Council AGENDA

Monday, May 18, 2026 - 6:40 PM

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

- A. Approval of Minutes
 - 1) Minutes dated April 21, 2026
- B. Agenda Items
 - 1) **TO-2026-9** - An Order accepting a Special Permit to amend the Class 2 Dealer License for **Chris Auto South**, 207 Main Street, Agawam, MA
- C. Any other business that may legally come before the Committee
- D. Adjournment

ADMINISTRATIVE SUB-COMMITTEE MINUTES

April 21, 2026

Members Present: Robert Rossi, Chair
Dino Mercadante, Vice Chair
Anthony Suffriti
Edward Borgatti
Christine Rickmon

Also Present: Councilors Bitzas, Calabrese, McNair, Russo, Sandlin, Eversource Field Engineer

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

AGENDA

1. Approval of minutes dated February 2, 2026

Motion to approve the minutes moved and seconded. The vote was 5 Yes, 0 No.

2. Eversource Pole Petition – Wilbert Terrace

Chairman Rossi declared the Public Hearing opened. Eversource Field Engineer Zachary Berry explained the project. No one spoke in favor, in name only, in opposition, or in opposition name only. Chairman Rossi declared the Public Hearing closed. All was in order with no issues or concerns. Motion to approve the petition made and seconded. The vote was 5 Yes, 0 No.

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

There were several Class 2 Dealers that needed letters sent out.

4. Adjournment.

Motion to adjourn was moved and seconded. Meeting was adjourned at 6:35pm.

Respectfully submitted by:

Councilor Robert Rossi
Chair Administrative Committee

TO-2026-9

**AN ORDER ACCEPTING A SPECIAL PERMIT TO AMEND
THE CLASS 2 DEALER LICENSE ISSUED TO
CHRIS AUTO SOUTH LOCATED AT 207 MAIN STREET, AGAWAM, MA**

WHEREAS, Chris Auto South currently holds a Class 2 Dealer's License for its property located at 207 Main Street, Agawam, MA issued by the Agawam City Council on November 17, 2025; and

WHEREAS, Chris Auto South applied for a Special Permit in accordance with the Town of Agawam's Zoning Ordinance Chapter 180-55 (B35) and Chapter 114-5 to allow the Petitioner to seek an increase of nine vehicles; and

WHEREAS, on December 22, 2025, the Agawam Zoning Board of Appeals approved the Special Permit for Chris Auto South to allow for the increase of nine (9) vehicles.

NOW, THEREFORE, the Agawam City Council hereby amends the Class 2 Dealer's License for Chris Auto South for its property located at 207 Main Street, Agawam, MA for the period commencing on January 1, 2026 and expiring on December 31, 2026, subject to the previously approved site plan, and subject to the Special Permit issued by the Agawam Zoning Board of Appeals on December 22, 2025 and any conditions thereto, and subject to all previously approved conditions, and with a maximum of thirty-one (31) vehicles.

Dated this ____ **day of** _____, 2026

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, Council President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, City Solicitor



Town of Agawam

Zoning Board of Appeals

36 Main Street, Agawam, Massachusetts 01001-1801

Tel. 413-726-9737 Fax 413-786-9927

December 22, 2025

Petition of:
Chris Auto South
207 Main Street
Agawam, MA 01001

Dear City Council,

At its duly called meeting held on December 22, 2025, the Agawam Zoning Board approved the Special Permit for Chris Auto South, in accordance with Town of Agawam's Zoning Ordinances, Ch. 180-55 (B35) and Ch. 114-5 to allow the petitioner to seek a Class II auto sales license for the increase of vehicles on the premise identified as 207 Main Street.

If you have any questions, please contact this office at 726-9739.

Sincerely,

Doreen Prouty, Chairman
Zoning Board of Appeals

Cc: Building Inspector
Engineering Department
Town Clerk
File #8883



Town of Agawam

Zoning Board of Appeals

36 Main Street, Agawam, Massachusetts 01001-1801

Tel. 413-786-0400 Fax 413-786-9927

Petition of: Chris Auto South

Premises Affected: 207 Main Street

Date: December 22, 2025

Case #: 2040

DECISION

The Agawam Zoning Board of Appeals conducted a public hearing and meeting on December 22, 2025 at the Agawam Senior Center, Agawam, MA for all parties interested in the request of Chris Auto South which is seeking a Special Permit in accordance the Town of Agawam's Zoning Ordinances, Ch.180-55 (B35) and Ch.114-5 to allow the petitioner to seek a Class II auto sales license for the increase of vehicles at the premises identified as 207 Main Street.

After the public hearing and after a thorough review of the facts presented, the Agawam Zoning Board of Appeals made the following findings:

1. The subject property is located within an Industrial A zoning district.
2. The subject property is currently being utilized as a used car sales business with an auto repair shop to service the vehicles to be sold.
3. The petitioner currently has a Class II car dealer license for the sale of up to twenty-two (22) vehicles.
4. The petitioner is seeking to increase the number of vehicles allowed under this license to thirty-one (31).
5. Ch. 114-5 states "Any applicant filing a renewal application which seeks to amend the maximum number of motor vehicles shall file an application for a Special Permit with the Board of Appeals for approval pursuant to Ch. 180-11".
6. Ch. 114-5 also requires the submission of a site plan which meets all the requirements of Sect 180-13 (C-3).
7. The original site plan, dated May 20, 2020 was approved for this business by the Agawam Planning Board.
8. A site plan was submitted to this Board showing the addition of 9 parking spaces to be constructed to accommodate the additional vehicles.
9. The Town of Agawam's Zoning Ordinance Ch. 180-55 (B-35) states: "the selling of new or second hand vehicles shall require a Special Permit in accordance with Ch. 114-5".
10. A memo, dated 11/26/25, was received from Agawam's Inspection Services Department citing no issues or concerns with this petition.
11. No other correspondence was received from the various Town Departments regarding this issue.

12. This auto sales business is an allowable use in the Industrial A zoning district, conditioned on a Special Permit approval by the ZBA and the issuance of the auto sales license by the Town Council.
13. An auto sales business will service community needs by offering vehicles to be purchased by the public.
14. Traffic flow and safety, adequate utilities and impacts to the natural environment have been satisfactorily addressed with the approval of the site plan.
15. No information was submitted showing this request would have a negative fiscal impact.

Based on its findings, the Agawam Zoning Board of Appeals is of the opinion that this request for a Special Permit, in accordance with the Town of Agawam's Chapter 180-55 (B35) and Chapter 114-5, is within the authority of this Board.

Therefore, by a unanimous vote of its three members, the Agawam Zoning Board of Appeals approves Chris Auto South for a Special Permit concerning a Class II auto dealer's license, subject to the following conditions:

1. The proposed auto sales business will be built according to the plan entitled "Chris Auto South, 207 Main Street, Agawam, MA", prepared by Stoddard Engineering, dated October 17, 2025 and signed by the members of this Board
2. Idling of a vehicle is only allowed when such vehicle is being inspected by a potential buyer for sale.
3. Outdoor lighting will be directed inward onto the subject property so as not to stray beyond the boundaries of the subject property.
4. The hours of operation will be 9am-5pm, Monday through Friday and 9am-3pm on Saturdays (as stated by the petitioner at the hearing).
5. The petitioner shall record with the Hampden County Registry of Deeds a "Notice of Special Permit" form which will be provided by this Board and proof of said filing must be submitted to this Board and to the Inspector of Buildings.
6. This special permit shall become null and void if construction does not commence within three (3) years from the date of this decision.

This decision is subject to appeal in accordance with MGL. Ch.40A, Section 17 within 20 days after this decision is filed with the Town of Agawam's Clerk's Office.



Town of Agawam

Zoning Board of Appeals

36 Main Street Agawam, Massachusetts 01001-1801
Tel. 413-786-0400 Fax 413-786-9927

Signatory Page of Decision

Case #: 2040

Date: December 22, 2025

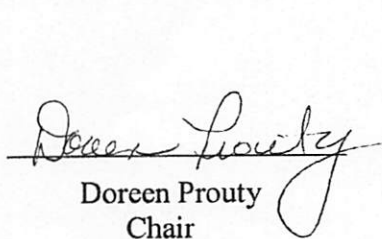
Applicant: Chris Auto South

Address: 207 Main Street

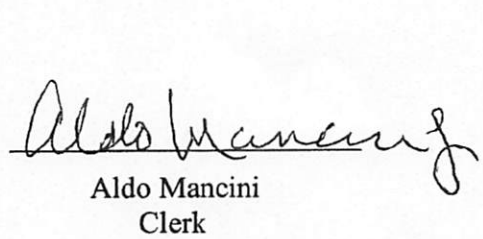
2025 DEC 29 A 9:39
ED

By a unanimous vote of its three members, the Zoning Board of Appeals hereby approves the petitioner a Special Permit.

The conclusion and findings are set forth in the attached written decision.


Doreen Prouty
Chair


Richard Maggi
Vice Chair


Aldo Mancini
Clerk

Vincenzo Ronghi (Alternate)

Viktor Savonin (Alternate)

APPROVED

TO-2025-20

**AN ORDER GRANTING OR RENEWING A
CLASS 2 DEALER'S LICENSE TO
CHRIS AUTO SOUTH AT
207 MAIN STREET, AGAWAM, MA**

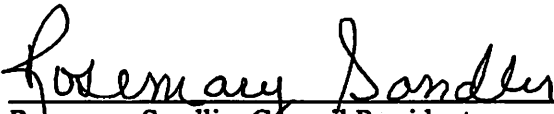
WHEREAS, Chris Auto South has submitted an Application for a License to Buy, Sell, Exchange or Assemble Second Hand Motor Vehicles pursuant to Massachusetts General Laws, Chapter 140; and

WHEREAS, Chris Auto South currently holds a Class 2 Dealer's License issued by the Town of Agawam for its property located at 207 Main Street, Agawam, Ma.

NOW, THEREFORE, the Agawam City Council hereby grants Chris Auto South a Class 2 Dealer's License for its property located at 207 Main Street, Agawam, MA for the period commencing on January 1, 2026 and expiring on December 31, 2026, subject to the previously approved site plan, all previously approved conditions and with a maximum of twenty-two (22) vehicles.

Dated this 17th day of November, 2025

PER ORDER OF THE AGAWAM CITY COUNCIL



Rosemary Sandlin, Council President

APPROVED AS TO FORM AND LEGALITY



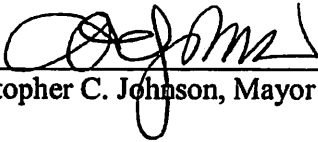
Christopher S. Cappucci, City Solicitor

MAYORAL ACTION

Signed by Council President this 17th day of November, 2025 and received this 18th day of November, 2025 from Council Clerk.

APPROVAL OF LEGISLATION

By the powers vested in me pursuant to Article 3, Section 3-6 of the Agawam Charter, as amended, I hereby approve the passage of TO-2025-20 on this 18th day of November, 2025.



Christopher C. Johnson, Mayor

DISAPPROVAL OF LEGISLATION

By the powers vested in me pursuant to Article 3, Section 3-6 of the Agawam Charter, as amended, I hereby veto the passage of the above legislation on this _____ day of _____, 20__ for the following reason(s):

Christopher C. Johnson, Mayor

RETURN OF LEGISLATION TO COUNCIL CLERK

Returned to Council Clerk this 18th day of November, 2025.