



**Zoning Board of Appeals
AGENDA**

Monday, June 8, 2026 - 6:30 PM

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

A. Zoning Board of Appeals

- 1) 6:30Pm-Public Hearing-Case#2048-0 North Street-Davis-Variance
- 2) 7:00PM-Public Hearing-Case#2049-32 MOnroe Street-Solokhim-Special Permit
- 3) Approval of Minutes-May 11, 2026
- 4) Any other matter that may legally come before ZBA



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 VARIANCE from the requirements of the Zoning By-laws.

Applicant Joseph J. Davis

Address 33 Morningside Circle, Feeding Hills, MA 01030

Application is hereby made for a VARIANCE from the requirements of Section 180 Paragraph 26 of Zoning Ordinance.

Premises affected: Flag Lot #10 0 North St. Abutting Robinson State Park.

Property zoned as: Both Res-A2 & Agricultural

1. Description of existing building: N/A
- a. Size of building: _____ Height: _____ # of stories _____
 - b. Occupancy or Use: (of each floor) _____
 - c. Date of Erection: _____
 - d. Has there been a previous appeal, under zoning on these premises no ?

2. Description of proposed work or use:

Seeking zoning variance due to street frontage requirements. Goal - to deem this 1.4 Acre flag lot as developable for a single family dwelling on the rear section of the parcel (currently zoned agricultural + abutting park)

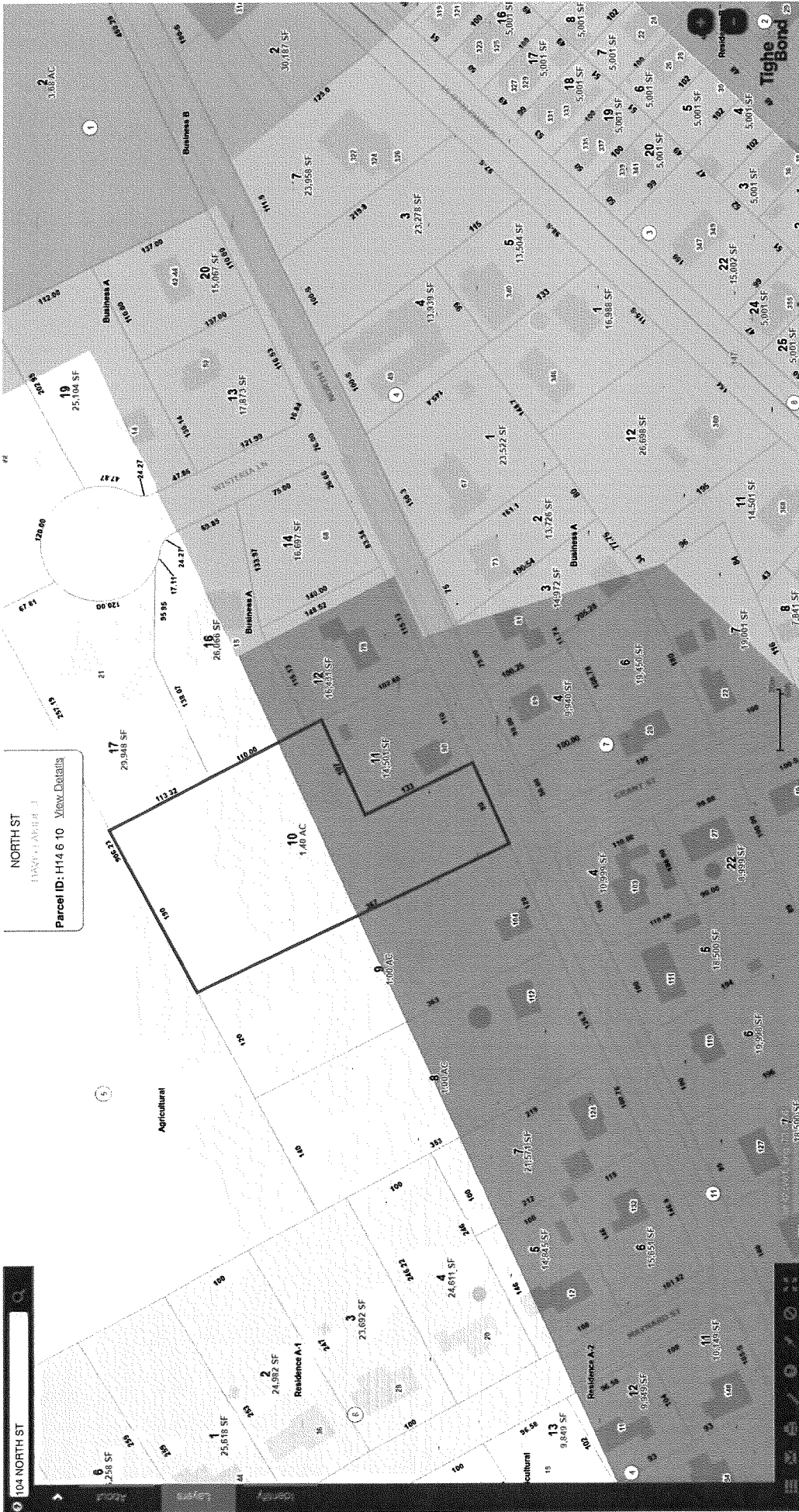
3. The principal reasons upon which I base my application are as follows:

Substantial hardship being incurred as current frontage requirements prohibit "use" as well as sellable value.

Signature of owner or his authorized agent: [Handwritten Signature]

Telephone #: 413-531-1159

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



Assessment and Sales Report

Location & Ownership Information

Address: 0 North St Agawam, MA 01001
Map Ref: M: 0H14 B: 0006 L: 10
Owner 1: Fakide J Davis
Owner Address: 78 North St Agawam, MA 01001

Zoning: RA2
Owner 2:

Property Information

Use: Residential Developable Land



Levels:
Total Rooms:
Full Baths:
Year Built:
Total Area:
First Floor Area:
Attic Area:
Unfinished Basement:
Attached Garage: 0
Heat Type:
Roof Type:
Air Conditioned: No
Foundation:

Style:
Lot Size: 1.4 Acres (60,984 SqFt)
Bedrooms:
Half Baths:
Basement Type:
Total Living Area:
Addl. Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement:
Other Garage: 0
Fuel Type:
Exterior:
Fireplaces:
Condition:

Assessment Information

Last Sale Date:
Last Sale Book:
Land Value: \$95,200
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 0H14 B: 0006 L: 10
Tax Rate (Comm): 27.7

Last Sale Price:
Last Sale Page:
Building Value:
Total Value: \$95,200
Estimated Tax: \$1,394
Tax Rate (Res): 14.64
Tax Rate (Ind): 27.7

MLS Property History

MLS #	Status	Type	Address	Town	List Date	List Price	Sale Price
73505277	NEW	LD	0 North St	Agawam, MA	04/22/2026	\$159,900	

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

Variance Petition – Frontage Relief

Town of Agawam, Massachusetts (Zoning Board of Appeals)

Applicant & Property Information

Applicant Name: Joseph J. Davis Trustee for Fakide Davis Real Estate Trust

Authorized agent: Carlos Dos Santos Jr. and/or Christine Ferris

Owner Name: Fakide Davis Real Estate Trust

Property Address: 0 North St

Assessor's Map/Lot: M:0H14 B:0006 L:10

Zoning District: Residence A-2 & Agricultural

Date: 04/28/2026

Property Summary

The subject property contains 90 feet of frontage where 120 feet is required, resulting in a 30-foot deficiency. While frontage is limited, the lot expands significantly in the rear, with a rear width of approximately 190 feet and 367 feet in depth. The configuration functions similarly to a flag lot, where access is narrower at the street but widens considerably into a large, usable building area.

1. Substantial Hardship Due to Unique Shape of the Land

The hardship arises from the irregular and constrained configuration of the lot currently RA2 & Agricultural zoning which inhibits "use" where as, overall, this sizable 1.4 acre parcel is seemingly well suited for single family development.

2. No Detriment to the Neighborhood & Consistent with Intent of Zoning

Granting the variance, in our opinion, would not negatively impact the neighborhood. This parcel abuts Agawam town land & Robinson State Park. Current street frontage is not inconsistent with neighboring parcels and even exceeds the frontage of #73, 81 & 89 North St, located directly across from the subject parcel.

On behalf of Joeseeph Davis, we thank you for your time and consideration. As you review our request, should you find any additional pieces of information are needed from us, kindly reach out. Our contact information is below, and we are happy to help effectuate a timely decision in any way we can. Thank you.

Signature

Applicant Signature:

Print Name: Carlos Dos Santos Jr

Contact email/cell: DosSantosRealtyInc@gmail.com

413-531-1159

Christine Ferris
Christine Ferris

Christine.idealre@gmail.com

413-364-8019

Fakide Davis Real Estate Trust

33 Morningside Circle

Feeding Hills, MA 01030

Town of Agawam

Zoning Board of Appeals

Agawam, MA 01001

RE: Authorization to Act on Behalf of Owner – Variance Application

Property: 0 North Street, Agawam, MA

To the Members of the Zoning Board of Appeals:

This letter serves as formal authorization from the Fakide Davis Real Estate Trust, owner of the above-referenced property, for Carlos Dos Santos and/or Christine Ferris to act on its behalf in connection with a variance application before the Town of Agawam.

Carlos Dos Santos and Christine Ferris are hereby authorized to:

- Prepare and submit any and all applications and supporting documentation related to the requested variance;
- Communicate with Town departments and staff regarding the application;
- Appear before the Zoning Board of Appeals and any other relevant boards or committees;
- Present testimony, respond to questions, and otherwise represent the interests of the Fakide Davis Real Estate Trust in this matter.

This authorization shall remain in full force and effect unless revoked in writing by the undersigned.

Sincerely,

<i>Joseph J. Davis</i>	dotloop verified 04/26/26 7:55 PM EDT XSNR-KTSM-SEPV-CRFQ
------------------------	---

Joseph J. Davis, Trustee

Fakide Davis Real Estate Trust

Date: 04/26/2026

**CERTIFICATE REGARDING APPOINTMENT
OF ADDITIONAL TRUSTEE AND ACCEPTANCE**

The undersigned, pursuant to the provisions of Section 7.2 and any other relevant provisions of the ~~Fakide Davis Real Estate Trust~~, a Trust created by Declaration of Trust dated June 16, 1998 and recorded on June 17, 1998 with the Hampden Registry of Deeds at Book 10329, Page 37, as amended (the "Trust"), hereby certifies that: (a) the successor Trustee named in Section 7.2 of the Trust, Alfred P. Davis of Agawam, Massachusetts, died on August 23, 2019; and (b) effective as of the date hereof, the holder(s) of 100% of the beneficial interest in the Trust have appointed Joseph J. Davis of 33 Morningside Circle, Feeding Hills, MA 01030, as an additional Trustee under said Trust to serve together with the undersigned.

Executed as a sealed instrument as of the 28th day of April, 2021.

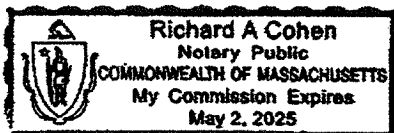
FAKIDE DAVIS REAL ESTATE TRUST

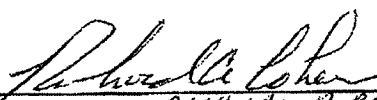
By: 
Fakide J. Davis, Trustee

COMMONWEALTH OF MASSACHUSETTS


Hampden County

Then personally appeared before me this April 28, 2021, the above-named Fakide J. Davis, Trustee of ~~Fakide Davis Real Estate Trust~~, proved to me through satisfactory evidence of identification which was MA STATE I.D., to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of ~~Fakide Davis Real Estate Trust~~.




Notary Public: RICHARD A COHEN
(Seal)
My Commission Expires: 05-02-2025

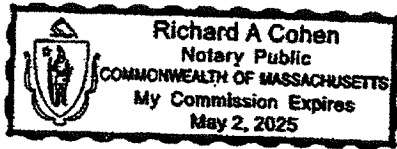
I, Joseph J. Davis, hereby accept my position as Trustee of the said Fakide Davis Real Estate Trust effective as of April 28 2021.



Joseph J. Davis

COMMONWEALTH OF MASSACHUSETTS

Hampden County

Then personally appeared before me this April 28 2021, the above-named Joseph J. Davis, proved to me through satisfactory evidence of identification which was DRIVERS LICENSE to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be his free act and deed.




Notary Public: RICHARD A COHEN
(Seal)
My Commission Expires: 05-02-2025

RESIGNATION/NOTICE OF RESIGNATION OF TRUSTEE

Effective as of April 28, 2021, Fakide J. Davis of Agawam, MA hereby: (1) resigns as Trustee of Fakide Davis Real Estate Trust, a Trust created by Declaration of Trust dated June 16, 1998 and recorded June 17, 1998 with the Hampden Registry of Deeds at Book 10329, Page 37 (the "Trust"); and (2) certifies that she has provided written notice of her resignation as Trustee to the remaining Trustee of the Trust, Joseph J. Davis, as well as to all of the Beneficiaries of the Trust.

Executed as a sealed instrument as of the 28th day of April, 2021.

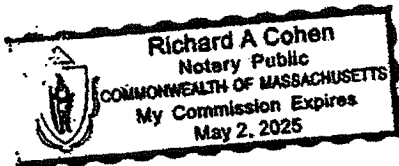


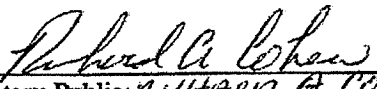
Fakide J. Davis

COMMONWEALTH OF MASSACHUSETTS

Hampden County

Then personally appeared before me this April 28, 2021, the above-named Fakide J. Davis, proved to me through satisfactory evidence of identification which was MA STATE I.D., to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing instrument to be her free act and deed.





Notary Public: RICHARD A COHEN
(Seal)
My Commission Expires: 05-02-2025

S:\WP\CLIENTS\Davij\2trustee resignation.wpd

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 06-17-2021 @ 03:53pm
CtL# 343 Doc#: 41683
Fee: \$.00 Cons: \$.00

The consideration for this transaction is such that no documentary stamps are required.

DEED OF DISTRIBUTION
M.G.L. c. 190B, §3-907

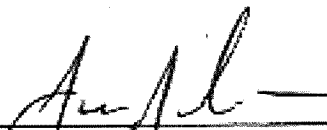
WHEREAS, Alfred P. Davis, of Agawam, Massachusetts (the "Decedent") died on August 23, 2019, having an interest in the land and improvements, if any, abutting and behind 78 North Street, Agawam, Massachusetts;

WHEREAS, the undersigned Joseph J. Davis, of Feeding Hills, Massachusetts is the duly appointed and qualified Personal Representative of the Estate of the Decedent in the Hampden Probate and Family Court, Docket No. HD19P2001EA;

WHEREAS, the distributee herein is the devisee under the Last Will and Testament of the Decedent;

NOW, THEREFORE, the undersigned, in distribution of the estate, for no consideration, hereby distributes to Fakide J. Davis of 78 North Street, Agawam, MA 01001, such interest in the land, together with any improvements, in Agawam, Hampden County, Massachusetts, more particularly bounded and described in Exhibit A attached hereto and incorporated herein by reference.

Witness my hand and seal this 20th day of April, 2021.



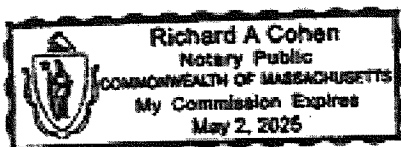
Joseph J. Davis, Personal Representative as aforesaid
and not individually


COMMONWEALTH OF MASSACHUSETTS

Hampden County

April 20, 2021

Then personally appeared before me Joseph J. Davis, Personal Representative of the Estate of Alfred P. Davis, proved to me through satisfactory evidence of identification which was DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document, and he acknowledged the foregoing instrument to be his free act and deed in said capacity.





Notary Public - RICHARD A COHEN
(Seal)
My commission expires: 05-02-2025

Land abutting and behind 78 North Street
Agawam, MA 01001

EXHIBIT A

The land and improvements located on North Street in Agawam, Hampden County, Massachusetts, bounded and described as follows:

BEGINNING at a point on the Northerly side of North Street in said Agawam, said point being the Southeasterly corner of land now or formerly of Alfred P. Davis and Fakide J. Davis and also being the Southeasterly corner of Lot #2, as shown on a plan of land referenced below, running

- EASTERLY** by the North side of North Street in said Agawam, for a distance of fifteen feet (15), more or less, thence
- NORTHERLY** by a boundary running parallel to the Eastern boundaries of Lots #2 & #3, as shown on the plan of land referenced below, for a distance of one hundred forty (140) feet, more or less, thence
- WESTERLY** by a boundary running parallel to the Northern boundary of Lots #1 and #2, as shown on a plan of land referenced below, for a distance of one hundred fifteen (115) feet to a point on the Western boundary of Lot #3, as shown on a plan of land referenced below, and also being a point at land now or formerly of Julia Daley, thence
- SOUTHERLY** by land now or formerly of said Julia Daley, for a distance of thirty-seven and 20/100 (37.20) feet, more or less to a point at the Northwesterly corner of Lot #1 as shown on a plan of land referenced below and also being a point on land now of formerly of Fakide J. Davis and Alfred P. Davis, thence
- EASTERLY** by land now or formerly of said Fakide J. Davis and Alfred P. Davis, for a distance of one hundred (100) feet, more or less, to a point being the Northeasterly corner of land now or formerly of Alfred P. Davis and Fakide J. Davis and also the Northeasterly corner of Lot #2, as shown on a plan of land referenced below, thence
- SOUTHERLY** by the Eastern boundary of Lot #2, as shown on the plan of land referenced below, for a distance of one hundred seven and 95/100 (107.95) feet, more or less, to a point being the Southeasterly corner of land now or formerly of Alfred P. Davis and Fakide J. Davis and also being the Southeasterly corner of Lot #2, as shown on a plan of land referenced below and also being the point of beginning.

Meaning and intending to convey a fifteen (15) foot by one hundred forty (140) foot by one hundred fifteen (115) foot by thirty-seven and 20/100 (37.20) foot by one hundred (100) foot by one hundred seven and 95/100 (107.95) foot portion of Easternview Avenue and Lot #3, as shown on a plan of land entitled "Plan of Lots Located at Sunnyside Heights, Agawam, Mass., owned by The Hampden Real Estate Trust, Scale: - 1in. =50 ft., Nov. 1908, Geo N. Merrill & Co., Civil Engineers, Springfield, Mass.", which plan is recorded in said Registry at Book of Plans 2, Page 166, to which reference may be had for a more particular description.

For title reference, see Deed of the Estate of Mae E. Davis to Alfred P. Davis dated October 16, 2002 and recorded with said Registry at Book 12706, Page 449. See also the Estate of Alfred P. Davis, Hampden County Probate Court Docket No. HD19P2001EA, who died on August 23, 2019.

S:\WP\CLIENTS\Davis\2Deed of Distribution Strip of Land abating & behind 78 North St Agawam.wpd

CHEYL A. CORALY-RIVERA, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
E-RECORDED



NEWS

☰ Set weather ▾

Westfield Planning Board grants special permit for 1st flag lot under new law

MASS LIVE

Start for \$1

Sign in ▾

Published: Apr. 06, 2023, 2:49 p.m.



By [Amy Porter](#) | [The Westfield News](#) | aporter@thereminder.com

WESTFIELD — On a 5-2 vote on April 4, the Planning Board approved a special permit for the first flag lot under a new ordinance at 994 Western Ave., zoned Residence A and Rural Residential.

The flag lot ordinance, passed by the City Council in the fall, allows landowners to apply for a special permit to create buildable house lots that meet the zoning requirements for acreage but not road frontage. The ordinance is named after the typical shape of such a lot when viewed from above, with most of their land (the “flag”) set back from the road, connected to the public way by a thin arm (the “flagpole”) wide enough for a driveway.

The new ordinance requires that the lot is located in Rural Residential or Residence A zones; that the minimum frontage and width is 40 feet with no shared driveway; that the lot must be at least 4 acres; and the lot is used for residential purposes only. Also, the dwelling structure must have a minimum setback of 50 feet from its side and rear lot lines, unless a dimensional special permit is granted by the Planning Board.

NORTH ST

Location NORTH ST

Mblu H14/ 6/ 10/ /

Owner DAVIS FAKIDE J

Assessment \$102,600

PID 4507

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$0	\$102,600	\$102,600

Owner of Record

Owner DAVIS FAKIDE J

Sale Price \$0

Co-Owner

Book & Page 23946/114

Address 78 NORTH ST
AGAWAM, MA 01001

Sale Date 06/17/2021

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
DAVIS FAKIDE J	\$0	23946/114	06/17/2021
FAKIDE DAVIS J TR	\$0	10329/042	06/17/1998
DAVIS, FAKIDE J	\$0	7372/202	01/22/1990
DAVIS	\$1	4497/351	10/12/1977

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes	
Field	Description
Style	
Model	
Grade	
Stories	

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/AgawamMAPhotos/default.jpg>)

Building Layout

 Building Layout (ParcelSketch.ashx?pid=4507&bid=4507)

Building Sub-Areas (sq ft)

Foundation	
Ext Wall 1	
Ext Wall 2	
Roof Structure	
Roof Cover	
Int Wall 1	
Int Wall 2	
Int Floor 1	
Int Floor 2	
Heat Fuel	
Heat Type	
CNS_AC_TYPE	
Bedrooms	
CNS_NUM_BATHRM	
CNS_NUM_HALF_BATHS	
CNS_NUM_XTRA_FIX	
Total Rooms	
Bath Type	
Kitchen Type	
CNS_NUM_KITCHENS	
CNS_CNDTN	
Fireplace Rating	
WS Flue Rating	
Electric	
Insulation	
Addl HB Rating	
CNS_FIREPLACES	
Stories_2	
Bsmt Garage	
Half Baths	
CNS_USRFLD_302	
View	
Frame	
Bsmt Floor	
Total # Units	
Full Baths	
Solar HW	
Central Vac	
3QB Rating	
Addl FB	

No Data for Building Sub-Areas

Land

Land Use

Use Code 1300
Description RES ACLNDV MDL-00
Category

Land Line Valuation

Size (Acres) 1.4

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$95,200	\$95,200
2024	\$0	\$95,200	\$95,200
2023	\$0	\$86,100	\$86,100

(c) 2026 Vision Government Solutions, Inc. All rights reserved.



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

May 4, 2026

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2048- Variance Request- Insufficient Frontage- Lot #0 North Street
Agawam, MA 01001 (Parcel: H14-6-10);

The Building Department has no specific zoning issues or concerns for the variance request for the property referenced above.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



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 Vadim Solokhin

Address 32 Marlene dr

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

Premises affected are situated on 32 Marlene dr Street; 300+ feet distant from the corner of Northwestfield Street and known as street number 32.

Property is zoned as Agricultural.

Reason(s) for request of Special Permit:

Getting Permit to have some chickens

Signature of owner or his authorized agent: _____

Telephone #: (413) 579-1379

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

arkbuildtech@yahoo.com



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

OFFICE ONLY
 Date Filed:
 RECEIVED BY
 BUILDING DEPARTMENT
 FEB 09 2026
 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.

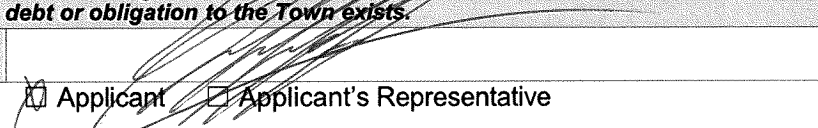
1) PROPERTY INFORMATION						
a. Street Address	32 Marlene dr			b. Zoning District	Ag	
c. Assessor's Map	C17			d. Lot(s)	1-26	
e. Registry of Deeds Book				f. Page		
g. Overlay Districts	<input type="checkbox"/> Historic Preservation <input type="checkbox"/> Mixed-Use Business C					
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site						
2) APPLICANT & OWNER INFORMATION						
a. Applicant Name	Vadim Solokhin			b. Applicant Phone		
c. Applicant Email	svadimirina@yahoo.com					
d. Applicant Mailing Address	32 Marlene dr Feeding Hills MA 01030					
e. Applicant Relationship to Property	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> 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						
m. Owner Mailing Address						
3) PROJECT & SITE DETAILS						
NOTE: Any omission of requested information may result in an INCOMPLETE determination						
	Existing		Proposed		-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
			<input type="checkbox"/> No changes to building, site or lot			
a. Lot Size	.60 (26,136)	SF			LOT SIZE	<input type="checkbox"/>
b. Frontage	123	FT			FRONTAGE	<input type="checkbox"/>
c. Front Lot Line		FT			FRONT SB	<input type="checkbox"/>
d. Side Lot Line (Left/Right)	L: FT 241	R: 238 FT	L: FT	R: FT	SIDE SB	<input type="checkbox"/>
e. Rear Lot Line	101	FT			REAR SB	<input type="checkbox"/>
f. Building Height		FT			BLDG HT	<input type="checkbox"/>
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM	<input type="checkbox"/>
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	LOT COVER	<input type="checkbox"/>
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS	<input type="checkbox"/>
j. Parking/Loading Spaces	P:	L:	P:	L:	PARKING	<input type="checkbox"/>
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV	<input type="checkbox"/>
l. Signs (Size & Type)	x	T:	x	T:	SIGNS	<input type="checkbox"/>
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:		
n. Wetland Area		SF				
o. Utility Services	<input type="checkbox"/> Town Water <input type="checkbox"/> Town Sewer		<input type="checkbox"/> Town Water <input type="checkbox"/> Town Sewer		NON-CONFORMING USE	<input type="checkbox"/>

(413) 579-1379

p. Current Use of Property	Single family dwelling
q. Proposed Use of Property	Same
r. Project Description	
12 Hens on property	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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, CONSERVATION COMMISSION review is required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure
u. The following projects shall be required to comply with the requirements of a STORM DRAIN PERMIT : [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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	02-09-2026
-----------	--	------	------------


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:**

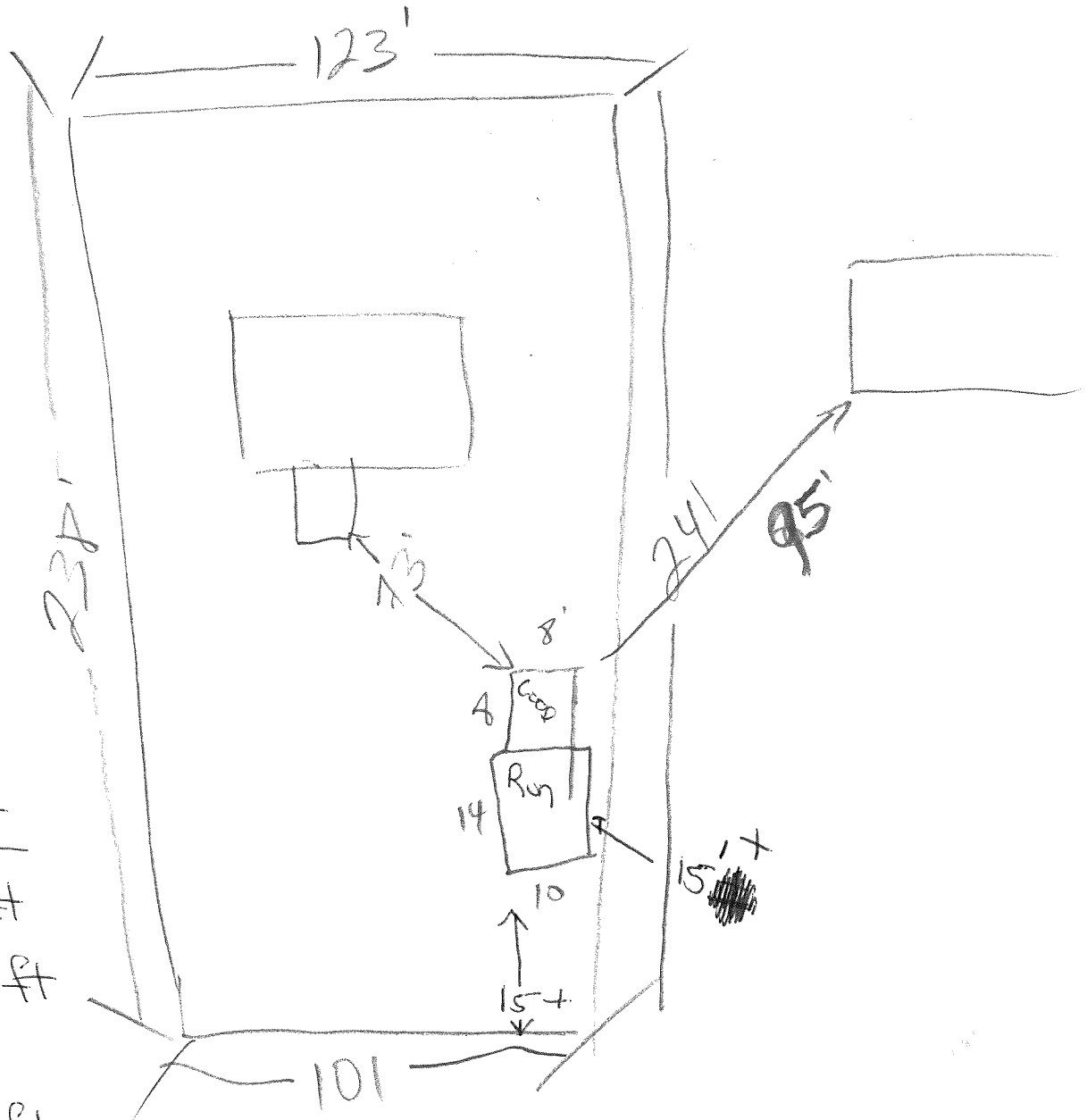
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
# 180-37-B-USE	<input type="checkbox"/> Building Permit(s)	<input checked="" type="checkbox"/> Special Permit(s)	<input type="checkbox"/> Planning Board
# 180-8.1-S.P.	<input type="checkbox"/> Electrical Permit(s)	<input type="checkbox"/> Site Plan Review	<input checked="" type="checkbox"/> Board of Appeals
	<input type="checkbox"/> Plumbing/Gas Permit(s)	<input type="checkbox"/> Variance	<input type="checkbox"/> City Council

Town Building Official		Issue Date	2/12/2026
------------------------	---	------------	-----------

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

32 Marlone DR

Lot - 26, 132 Sqft - 12 Hens allowed



Required - Sqft

Coop - 36 Sqft

Run - 120 Sqft

Proposed - Sqft

Coop - 64 Sqft

Run - 140 Sqft

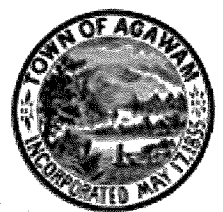
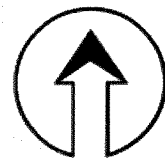


32 Marlene Dr.

2/9/2026 11:50:23 AM

Scale: 1"=100'
Scale is approximate

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





Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

May 12, 2026

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2049- Special Permit- Comments for 32 Marlene Drive Feeding Hills, MA 01030;

The Building Department has no specific zoning issues or concerns for the special permit request for the keeping of hens for the property referenced above.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

MINUTES, May 11, 2026

Chairperson Prouty opened the meeting at 6:00 PM

1. Public Hearing Case#2042 262 Colemore Street-Dommenko-Appeal

The ZBA received a request to continue this agenda item to the June 22, 2026 meeting.

Motion was made by Mr. Ronghi and seconded by Mr. Maggi to continue the Public Hearing for 262 Colemore Street to the June 22, 2026 meeting as requested.

All in favor

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

All in favor.

4. Approval of Minutes-April 27, 2026

Motion was made by Mr. Ronghi and seconded by Mr. Maggi to approve the April 27, 2026 minutes as written.

All in favor

5. Any other matter the may legally come before the ZBA

None

2. Public Hearing Case#2047 223 Garden Street-MBNZ Holding Co.

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

Filipe Cravo, R. Levesque Associates was present for this agenda item. He stated the petitioner is seeking an amended Special Permit as the previous proposal had a shed that was going to be moved, but they were unable to move it and now want to add on to the addition, with a 2,500 sq. ft. increase to the previous plan. Chair Prouty asked if the new plan now has 5 overhead doors instead of 3. Mr. Cravo stated yes. Mr. Savonin asked if the work was already completed. Mr. Cravo stated the stormwater system is completed, and the new addition will be added to the exterior wall. Mr. Savonin asked if it was a 4 ft. cross wall. Mr. Cravo stated yes. Mr. Cravo stated the proposed increase to the addition meets all the setbacks requirements and the perimeter work is the same. He stated this proposal did not need to go back before Conservation Commission and the Planning Board had approved the amended Site Plan at the May 7, 2026 Planning Board meeting. He stated they have also received approval from the Building Inspector, Engineering, and the Fire Department.

Chair Prouty asked why the original Special Permit had not been filed with the Registry of Deeds. Mr. Cravo stated he was uncertain, but would make sure the amended one gets filed. Chair Prouty stated work cannot commence until the amended Special Permit is recorded and would be a condition.

Chair Prouty opened the meeting for public comment and there was none.

Chair Prouty explain the 20 day appeal process and the members went directly into a meeting and discussed any relevant details relating to this amended Special Permit.

Chair Prouty called for a vote for the amended Special Permit.

Maggi-yes. Savonin-yes, Prouty yes.

3. Public Hearing Case#2045 Longbrook Estates Condominium Trust-Appeal & Variance

Sitting on this case: Chair-Prouty, Vice Chair-Maggi, Acting Clerk-Ronghi

Attorney Elizabeth Lake was present for this agenda item on behalf of the petitioner. She quickly summarized the history of "Building 39" (the structure in question) which is located on land known as Longbrook Estates. She explained a suit was filed by the Condominium Trust with the Land Court in 2008 seeking to overturn the 2008 ZBA decision regarding Building 39. That ZBA decision concluded that only Units 304 and 305 of Building 39 were in violation of the 1987 ZBA decision that granted a 17 foot relief from the required 40 foot setback. The Land Court case was eventually dismissed in 2011. There has been no other action taken since that time. She went on to say this was a legally non-conforming structure and the period of 10 years with no action has passed.

Chair Prouty stated that Attorney Lake had send a very detailed legal brief answering all the members' questions from the previous meeting. All members were in agreement.

Mr. Maggi stated the proceeding was in 2008, regardless of who was obligated to record it, the 10 year period had passed, which makes that proceeding irrelevant. Mr. Ronghi agreed with Mr. Maggi.

Chair Prouty opened the hearing for public comment and there was none.

Chair Prouty explained the 20 day appeal process and the members went directly into a meeting.

Chair Prouty called for a vote for the Appeal for Building 39, Longbrook Estates.

Maggi-yes, Ronghi-yes, Prouty-yes.

Attorney Lake requested to withdraw the Variance application without prejudice.

Chair Prouty called for a vote.

Maggi-yes, Ronghi-yes, Prouty-yes.

Motion was made by Mr. Ronghi and seconded by Mr. Maggi to adjourn the meeting.

All in favor.

Meeting adjourned at 7:30pm.