



## **Planning Board AGENDA**

Thursday, June 18, 2026 - 6:00 PM

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

### A. Planning Board

- 1) 6:00PM Public Hearing-Zoning Amendment-An Ordinance Regarding Fence Height-Council President Russo
- 2) Site Plan-73 Garden Street-Juniors Towing
- 3) Request for Bond Release-Nicole Terrace Subdivision
- 4) Approval of Minutes-June 4, 2026
- 5) Correspondences

**AN ORDINANCE REGARDING  
FENCE HEIGHT IN THE TOWN OF AGAWAM**

(Sponsored by Anthony J. Russo, Council President)

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**WHEREAS**, Section 180-8B of the Code of the Town of Agawam allows fence heights up to 4 (four) feet on the setback portion of any lot perimeter and up to 6 ½ (six and one-half) feet on the remainder of the lot perimeter; and

**WHEREAS**, the state building code allows for fences to be built without the need for a building permit up to 7 (seven) feet in height; and

**WHEREAS**, the current town code has inhibited the construction of residential privacy fences in the town where such fences may not pose any safety hazard nor create a private nuisance; and

**NOW THEREFORE**, the Agawam City Council hereby amends the Code of the Town of Agawam by striking Paragraph B of Chapter 180-8 entitled Supplementary regulations and inserting in place thereof the following new Paragraph B:

B. Fences or walls. Fence heights shall not exceed four feet on the setback portion of any lot perimeter and shall not exceed eight feet in height on the remainder of the lot perimeter. On a lot which is adjacent to a higher zone classification, the fence heights shall conform to the higher classification. Notwithstanding the foregoing, fences may be erected by special permit to a height in excess of four feet, but not to exceed 6 ½ feet, on the setback portion of any corner lot perimeter only. Any fence that is seven feet or higher in height shall require a building permit per the state building code. No fence, wall or natural barrier shall be constructed so as to create a safety hazard for vehicles or pedestrians entering or exiting driveways, streets and public properties. In addition, no fence, wall or natural barrier shall be constructed so as to create a public nuisance. All fences, walls and natural barriers shall be properly maintained. Any fence, wall or natural barrier found to be in disrepair shall be promptly repaired or removed. All outdoor swimming pools shall meet the safety barrier requirements set forth in the state building code.

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

**PER ORDER OF THE AGAWAM CITY COUNCIL**

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

**APPROVED AS TO FORM AND LEGALITY**

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



# Town of Agawam

## **Building Department**

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

May 28, 2026

To: Office of Planning and Community Development:

Planning Board Meeting- June 18, 2026:

Re: TOR-2026-3- Zoning Ordinance Amendment- "Fence Height" 180-8 (B):

The Building Department has the following recommendations for the proposed Zoning Ordinance Article amendment for "Fences or walls" as proposed in section #180-8 (B):

B. Fences or walls. Fence heights shall not exceed four feet on the setback portion of any lot perimeter and shall not exceed eight feet in height on the remainder of the lot perimeter. ~~On a lot which is adjacent to a higher zone classification, the fence heights shall conform to the higher classification.~~ Notwithstanding the foregoing, fences may be erected by special permit to a height in excess of four feet, but not to exceed 6 1/2 feet, on the setback portion of any corner lot perimeter only. Any fence that is ~~seven feet or~~ higher than ~~seven feet~~ in height shall require a building permit per state building code **780 CMR**. No fence, wall or natural barrier shall be constructed so as to create a safety hazard for vehicles or pedestrians entering or exiting driveways, streets and public properties. In addition, no fence, wall or natural barrier shall be constructed so as to create a public nuisance. All fences, walls and natural barriers shall be properly maintained. Any fence, wall or natural barrier found to be in disrepair shall be promptly repaired or removed. All outdoor swimming pools shall meet the safety barrier requirements set forth in the state building code **780 CMR**.

- Referencing- "On a lot which is adjacent to a higher zone classification, the fence heights shall conform to the higher classification." is an invalid zoning ordinance reference. There are no noted sections in the zoning ordinances that reference a higher classification for fence heights. Strike out referenced sentence.
- State Building code 780 CMR references a permit is required for fences over seven feet in height. Code section 105.2. Revise as noted.

Respectfully,

*Kevin Duquette*

Kevin Duquette  
Inspector of Buildings  
Town of Agawam



# AGAWAM CITY COUNCIL

36 MAIN STREET  
AGAWAM, MASSACHUSETTS 01001  
413-726-9716 Office 413-726-9717 Fax [www.agawam.ma.us](http://www.agawam.ma.us)

COUNCIL PRESIDENT *Anthony J. Russo* COUNCIL VICE PRESIDENT *Anthony R. Suffriti*

## COUNCILORS

*George Bitzas – Edward Borgatti – Cecilia P. Calabrese – Thomas D. Hendrickson – Peter T. McNair -  
Dino R. Mercadante – Christine Rickmon - Robert E. Rossi – Rosemary Sandlin*

ADMINISTRATIVE ASSISTANT – *Barbara A. Bard* [bbard@agawam.ma.us](mailto:bbard@agawam.ma.us)

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May 20, 2026

Agawam Planning Board  
36 Main Street  
Agawam, MA. 01001

**Re: Referral of Agenda Item**

Dear Members of the Agawam Planning Board:

The Agawam City Council has referred the following item to the Planning Board for its Public Hearing and recommendation:

- **TOR-2026-3 - An Ordinance regarding fence height in the Town of Agawam (Sponsored by Council President Russo)**

After coordinating with the Planning Office, the City Council has set our Public Hearing for July 13, 2026. If you have any questions, please do not hesitate to contact me.

Sincerely,

*Barbara A. Bard*

Barbara A. Bard  
Administrative Assistant  
Agawam City Council

To: Agawam Planning Board  
From: Doreen Prouty

May 22, 2026

Dear Chair Baldwin and Planning Board members,

I would like to comment on the proposed amendment to Ch, 180-8B regarding fences. The sentence which states “Any fence that is seven feet or higher in height shall require a building permit per the state building code”.

My question concerns someone who may wish to erect a fence that is 6’ 9” in height. The ZBA can issue a permit for a fence up to 6 ½’. That leaves 6 inches in limbo.

Instead, I would suggest the wording for the highlighted sentence be changed from “Any fence that is seven feet or higher” to “Any fence in excess of 6 ½’ in height”. That way there will be no confusion if such a case with a fence higher than 6 ½’ but less than 7’ is to be constructed.

Thank-you for your time and consideration.

Sincerely,  
Doreen Prouty

# TOWN OF AGAWAM, MASSACHUSETTS

## FORM D

### Application for Site Plan Approval

Please complete the following form and electronically submit with site plans, completed Zoning Determination and Storm Water Management Report to: [siteplan@agawam.ma.us](mailto:siteplan@agawam.ma.us) in addition to sending four (4) hard copies of the Site Plan and one (1) hard copy of the Storm Water Management Report and completed Zoning Determination to:

Agawam Planning Department

36 Main Street

Agawam, MA 01001

4/11/2026

1. Name of Business Juniors Town  
Address 73 garden St Feeding Hills ma 01030  
Phone # 413-313-2532 email junior.money390@gmail.com
2. Name of Applicant/Owner Wilson Maldonado  
Address 43 N Summer St #1 Holyoke ma 01040  
Phone # 413-313-2532 email junior.money390@gmail.com
3. Name of Engineer/Architect Robert Oleksak  
Address 130 Southampton Rd Westfield ma 01085  
Phone # 413-527-3400 email bob@theheritagesurvey.com
4. Please give a brief description of the proposed project:



# Town of Agawam

## Department Of Public Works

DPW  
1000 Suffield Street  
Agawam, MA 01001  
Phone: 413-821-0600  
Fax: 413-821-0631

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### MEMORANDUM

To: Planning Board  
CC: File  
From: Engineering  
Date: June 4, 2026  
Subject: SP 677 – Vehicle Storage Area – 73 Garden Street

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Per your request we have reviewed the Site Plan for proposed vehicle storage areas to be located at #73 Garden Street; prepared by Heritage Land Surveying & Engineering Inc; dated May 1, 2026. Based on our review, Engineering has no comments at this time.

Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,

Michelle C. Chase, P.E.  
Town Engineer

Michael F. Albro, P.E.  
Assistant Town Engineer

MEMORIAL DRIVE

MERIDIAN OF  
PLAN BOOK 36, PAGE 71

N/F  
CHERYL CORBETT

N/F  
SARAH J. & THOMAS M.  
HYTE

N/F  
PATRICIA A. SMITH SOUDER

N/F  
CARL L. & CRISTY L.  
WASSUNG

N/F  
PETER D. & DONNA M.  
ALLEN

N/F  
LISA M. CARLSON &  
DAVID J. CARLSON

N/F  
ANDREY & ALLA  
SHEVCHENKO

PARCEL A  
AREA =  
1.069 ACRES

N/F  
MICHAEL PELUSO

MEMORIAL DRIVE

GARDEN STREET

GARDEN STREET

GARY PLACE

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AND THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

5-1-26  
DATE

REGISTERED LAND SURVEYOR

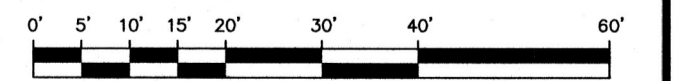
LEGEND	
IRON PIPE FOUND	○
STOCKADE FENCE	—○—○—○—○—
VINYL FENCE	—■—■—■—■—
METAL WALL FENCE	—■—■—■—■—
1' CONTOUR INTERVAL	— — — — —
5' CONTOUR INTERVAL	— — — — —
SPOT ELEVATION	x 201.5
WATER MAIN/GATE	—○—
GAS MAIN/GATE	—○—
GAS SHUT-OFF	⊕
OVERHEAD UTILITIES / POLE	—○—
SANITARY SEWER/MANHOLE	—○—
CATCH BASIN	■
BOLLARD	•
MAILBOX	Ⓜ

NOTES:

- FOR REFERENCE TO ENCLOSED PERIMETER, SEE BOOK 24392, PAGE 491; AND PLAN BOOK 36, PAGE 71.
- ZONING DISTRICT = BUSINESS B.
- PARCEL ADDRESS = 73 GARDEN STREET, FEEDING HILLS, MA
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.

SITE PLAN OF LAND IN  
FEEDING HILLS, MASSACHUSETTS  
SURVEYED FOR  
WILSON MALDONADO

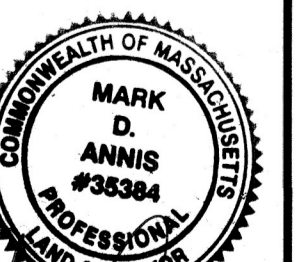
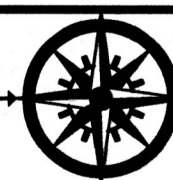
SCALE: 1" = 20'



DATE: MAY 1, 2026

**HERITAGE**  
LAND SURVEYING & ENGINEERING, INC.

130 SOUTHAMPTON ROAD  
SUITE 1  
WESTFIELD, MASSACHUSETTS 01085  
(413) 527-3600  
INFO@HERITAGESURVEYS.COM



JOB # 8791-260327 DWG # 8791MA01 MAP # 8791-260501

# TOWN OF AGAWAM, MASSACHUSETTS

## FORM D

### Application for Site Plan Approval

Please complete the following form and electronically submit with site plans, completed Zoning Determination and Storm Water Management Report to: [siteplan@agawam.ma.us](mailto:siteplan@agawam.ma.us) in addition to sending four (4) hard copies of the Site Plan and one (1) hard copy of the Storm Water Management Report and completed Zoning Determination to:

Agawam Planning Department

36 Main Street

Agawam, MA 01001

4/19 2026

1. Name of Business Juniors Towing  
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Phone # 413-313-2532 email Junior maney 390@gmail.com
2. Name of Applicant/Owner Wilson maldonado  
Address 43 N. summer st #1 Holyoke ma 01040  
Phone # 413-313-2532 email Junior maney 390@gmail.com
3. Name of Engineer/Architect Robert Oleksak  
Address 130 Southampton Rd westfield ma 01085  
Phone # 413-527-3600 email boboo@Heritagesurveys.com
4. Please give a brief description of the proposed project:

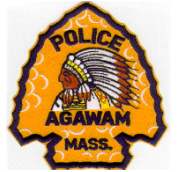
Towing Personal Storage



# AGAWAM POLICE DEPARTMENT

681 Springfield Street, Feeding Hills, MA 01030  
Telephone (413)786-4767 | FAX (413)786-4821

Eric P. Gillis  
*Chief of Police*



**To:** Planning Board  
**From:** Sergeant Brian Machos- Safety Officer  
**Date:** June 4, 2026  
**Re:** 73 Garden Street

I have reviewed the proposed site plans for 73 Garden Street. This location was previously operating as a tow storage yard, and there were no issues. I do not see any issues with the proposed plans.



# **Town of Agawam**

## **Building Department**

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

May 21, 2026

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 73 Garden Street Feeding Hills, MA- “Juniors Towing”;

The Building Department has the following comments at this time for the site plan dated May 1, 2026 for the above referenced address:

- No issues or concerns noted with the proposed storage areas for the towing company as this parcel of land is in a business zoning district.
- Any storage of unregistered vehicles on the property that are not associated with the towing business or the existing repair service garage, must be removed from the property forthwith.

Furthermore, maintaining access to and around the building for any emergency purposes, including for first responders is essential that such access be preserved to a feasible extent at all times to ensure the safety of the building occupants and to facilitate maintenance of the building, safety, and any emergency response operations.

Respectfully,

*Kevin Duquette*

Kevin Duquette  
Inspector of Buildings  
Town of Agawam

## Agawam Planning Board June 4, 2026

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### MEMBERS PRESENT:

Frank DeStefano – Vice Chair  
Michael DiLullo  
Charles Elfman

### MEMBERS ABSENT:

Vi Baldwin – Chair  
Michael Cleavall

### ALSO PRESENT:

Taryn Egerton

Mr. DeStefano called the meeting to order at 6:00pm.

1. 6:00 PM Public Hearing – Zone Change Request – 430 North West Street – Chanda Care, Inc

Filipe Cravo, R. Levesque Associates, and Chantal Bernard, Chanda Care, Inc, were present for this agenda item. Mr. Cravo stated the application is to change the zone from Business B, which allows for more commercial development, to Residence A-2 which would allow for a residential development. He explained that the surrounding parcels are also zoned Residence A-2. Mr. Elfman commented that the area is residential, with Coyote Circle being in close proximity and asked about the use. Mr. Cravo went over allowed uses in the current and proposed zoning. Mr. DiLullo asked if they are proposing one single family home on the parcel and Mr. Cravo explained there is enough area for up to three lots in the Residence A-2 district. Mr. Elfman asked about the size and frontage of the property and Mr. Cravo stated its 3.6 acres with frontage on North West Street and North Street Extension. Mr. DeStefano asked what the proposed use is for the property. Mr. Cravo explained that Chanda Care is a residential care home which is constructed as a single family home. Mr. DeStefano is concerned about traffic if three homes were placed at this area. Mr. DiLullo asked for more detail on the residential care homes. Ms. Bernard stated they are dignified homes for those who need care and typically do not have families. She stated this is a group home which is typically covered by the Dover amendment and there is a group home on the same street.

Mr. DeStefano then opened up the meeting to the public and explained that the Planning Board's role is to make a negative or positive recommendation to the City Council, who will then grant or deny the zone change.

Lori Cesan, 407 North West Street, asked where the other group home on the street was and Mr. Cravo stated to the south on North West Street. She also asked if duplexes are allowed in the proposed zone and they are not. She also asked if there was enough frontage if they want to put more than one residence. Ms. Egerton stated the frontage would need to be 110'. Ms. Cesan asked how each dwelling would be setup. Ms. Bernard stated she is unsure, as this location could be the residential care homes or a location for her house.

## Agawam Planning Board June 4, 2026

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Vitaliy Yusenko, 20 Coyote Circle, stated the applicant is not the current property owner. He claims the petitioners are proposing illegal spot zoning and that the surrounding area has business uses. Mr. Yusenko has concerns about traffic with bus stops in close proximity and that this is a busy area. He has seen the other group home on North West Street have vans coming in and out of the property. Mr. Cravo stated the allowed uses would be drastically reduced by changing the zone to Residence A-2

Madison O'Connell, 452 North West Street, is concerned because the area is septic and that additional dwellings will affect her system. She is also concerned that this will be more than one dwelling and brought up how this would affect traffic.

Barbara Bard, 160 Coyote Circle, stated this doesn't fit into the character of this area. She questioned why a proposed plan wasn't submitted with the application.

Jan Pohorylo, 21 Hemlock Ridge, is concerned about the traffic patterns with children in the neighborhood. She questioned why the property owner is not the one petitioning for the zone change. Ms. Bernard stated they are under contract.

Eric Holt, 41 Coyote Circle, stated he's been by the group home on North West street and traffic did increase in the area once developed. He's concerned that having a second group home less than a mile away would cause further traffic problems.

Scott Brown, 453 North West Street, is concerned about traffic. He asked how the business worked. Ms. Bernard stated there is one person who would live there to provide care.

Julie Brown, 453 North West Street, asked for clarification on the number of proposed occupants. Ms. Bernard stated one person would be a live in caretaker with four additional occupants. Ms. Brown asked why this couldn't be built in a business zone.

Mr. Cravo stated that any new dwelling would need to be the Title 5 requirements for a septic system. He stated this particular property would not have vans coming on and off the property like other group homes do. He added that these establishments qualify as single family home, not a business, and each parcel would have a driveway.

Amy Mendrala, 1020 Shoemaker Lane, asked for clarification on the type of business. Ms. Bernard stated this is for adults who cannot go home but do not want to go into a nursing home. Ms. Mendrala does not believe this is a good fit for the neighborhood.

Motion was made by Mr. DiLullo and seconded by Mr. Elfman to close the public hearing.

VOTE 3 – 0

Mr. Elfman stated that this is a request for a zone change only and that this change conforms to the area. Mr. DiLullo is concerned about traffic issues.

## Agawam Planning Board June 4, 2026

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Motion was made by Mr. DiLullo and seconded by Mr. Elfman to send a negative recommendation to the City Council regarding the Zone Change on 430 North West Street for Chanda Care, Inc

VOTE 2 – 1 (Elfman)

### 2. Site Plan – 233 Main Street – HP Hood, LLC

Filipe Cravo, R. Levesque Associate, and Bob Hale, HP Hood, LLC were present for this agenda item. Mr. Cravo stated since the last meeting Engineering Department comments have been addressed and a swept path was submitted and approved by the Fire Department. Mr. DeStefano asked about the parking spaces that the swept path goes through. Mr. Cravo stated those parking spaces will not be utilized and are now crosshatched on the plan.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the Site Plan for 233 Main Street – HP Hood, LLC. The pathway utilized in the sweep path analysis must always be maintained to ensure access.

VOTE 3 – 0

### 3. Site Plan – 195 South Westfield Street – Aljanabi

Filipe Cravo, R. Levesque Associates, and Ahmed Aljanabi, applicant were present for this agenda item. Mr. Cravo stated since the last meeting all engineering comments have been addressed. The parking spaces closest to the buildings are now proposed to be paved and the dumpster area has been relocated into the secured fenced in area. He stated landscaping has been added to area in front of the building. Mr. DiLullo asked about the dumpster. Mr. Aljanabi stated it will be stored in the fenced in area and moved when needed for pickup. Ms. Egerton asked if the gravel parking area would be striped and Mr. Cravo stated yes.

Motion was made by Mr. DiLullo and seconded by Mr. Elfman to approve the Site Plan for 195 South Westfield Street – Aljabani with the following conditions:

- The gravel parking area and striping must be maintained
- Any outdoor storage must be contained within the fenced in secure storage area as shown on the plans

VOTE 3 – 0

### 4. Site Plan – 73 Garden Street – Juniors Towing

Neither the applicant nor representative were present for this agenda item.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to table the Site Plan for 73 Garden Street – Juniors Towing to June 18, 2026.

VOTE 3 – 0

## Agawam Planning Board June 4, 2026

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### 5. Form A – 130 South Westfield Street – Tirone

Ms. Egerton explained the applicant is proposing to create three additional lots at 130 South Westfield Street. They are proposing over 110' of frontage and over 15,000 square feet of lot area, conforming to the Residence A-2 requirements. As the property is split zoned, the Building Inspector commented that the primary dwelling would need to be constructed in the Residence A-2 portion of the property.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the ANR plan for 130 South Westfield Street – Tirone under “Subdivision Control Law not required”

VOTE 3 – 0

### 6. Sign Plans, Performance Agreement, & Covenant – High Street Subdivision – Calabrese Construction, LLC

The Board received confirmation from the Engineering Department that the plans were ready to be signed. Mr. Calabrese has signed his Performance Agreement and Covenant.

Motion was made by Mr. DiLullo and seconded by Mr. Elfman to sign the plans and execute the Performance Agreement and Covenant for the High Street Subdivision – Calabrese Construction, LLC

VOTE 3 – 0

### 7. Approval of Minutes – May 21, 2026

Motion was made by Mr. DiLullo and seconded by Mr. Elfman to approve the May 21, 2026 as written.

VOTE 3 – 0

### 8. Correspondences – None

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to adjourn the meeting.

VOTE 3 – 0

Meeting adjourned at 7:30pm.