



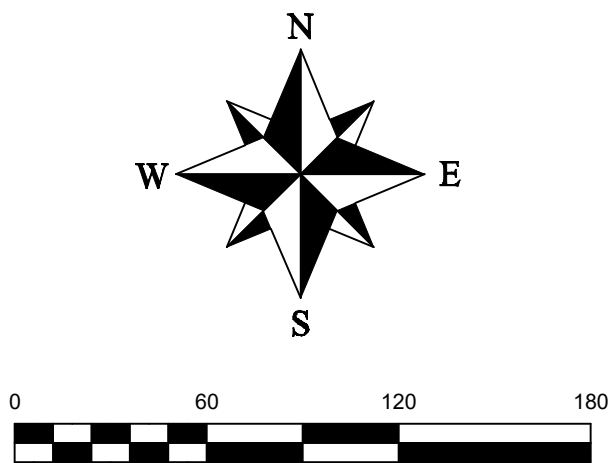
Planning Board AGENDA

Thursday, August 20, 2026 - 6:00 PM

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

A. Planning Board

- 1) Form A-314-318 Silver Street-KY Shawn, LLC
- 2) Approval of Minutes-July 16, 2026
- 3) Correspondences



PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS EITHER AN ENDORSEMENT OR AN APPROVAL OF ZONING LOT AREA REQUIREMENTS.

WE HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THIS PLAN.

MICHAEL D. SMITH - SMITH ASSOCIATES SURVEYORS, INC.

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW NOT REQUIRED
AGAWAM
PLANNING BOARD

NOTES:

- 1) LOCUS DEED REFERENCE = 26217 / 150
- 2) LOCUS PLAN REFERENCE = G/28, 99/119, 154/11, 386/8, 192/10, 76/38, 157/117, 141/71, 352/40, 8/112, LC10617-U
- 3) PROPERTY IS LOCATED IN THE AGRICULTURAL & BUSINESS A ZONES PER THE AGAWAM GIS.
- 4) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE LOCUS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS OR ENCUMBRANCES THAT ONE MAY DISCLOSE.
- 5) THE PURPOSE OF THIS SURVEY IS TO COMBINE ALL PARCELS AS DESCRIBED IN THE LOCUS DEED INTO ONE NEW PARCEL SHOWN AS PARCEL A HEREON.

PLAN OF LAND

314-320 SILVER STREET
AGAWAM, MA
OWNED BY

KY SHAWN LLC.

DATE: 7/28/2026

SCALE: 1" = 60'

**SMITH ASSOCIATES
SURVEYORS, INC.**

46 B BALDWIN STREET - EAST LONGMEADOW, MA 01028 - P: (413) 525-8801 F: (413) 525-8841
MIKE@SMITHSURVEYS.COM WWW.SMITHSURVEYS.COM

TOWN OF AGAWAM, MASSACHUSETTS

FORM A

Application for Endorsement of Plan Not Believed to Require Approval

FILE ONE COMPLETED FORM WITH THE PLANNING BOARD AND ONE COPY WITH THE TOWN CLERK IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-B

7 / 28 20 26

TO THE PLANNING BOARD:

The undersigned, believing that the accompanying plan of his property in the Town of Agawam does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant KY SHAWN LLC
Address 15 LIQUORI DR Southwick MA
Phone # _____ Fax # _____ email _____
2. Name of Surveyor SMITH ASSOCIATES SURVEYORS INC
Address 468 BARDWIN ST EAST LONG.
Phone # 413-530-0107 Fax # _____ email MIKE@SMITHSURVEYORS.COM
3. Deed of Property Recorded in Hampden County Registry of Deeds
Book 26217 Page 150
4. Location of Property 314-320 SILVER ST. AGAWAM 710-4'S
5. Describe the proposal in this submission:
COMBINE THREE PARCELS IN THE LOCUS I8-2-6
DEED INTO ONE CONTIGUOUS PARCEL I8-2-44
SHOWN AS PARCEL A. I8-2-50

ATTACHMENTS - Two originals and three copies of plan by certified land surveyor. Filing Fee - \$50.00 plus \$20.00 per lot.

Signature of Owner _____ Address _____



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

August 11, 2026

To: Office of Planning and Community Development:

Re: Form-A Review Comments for 314-320 Silver Street Agawam, MA 01001;

The Building Department has no specific zoning issues or concerns at this time for the proposed Form A- ANR plan dated 7/28/2026 for the above referenced addresses.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

Agawam Planning Board July 16, 2026

MEMBERS PRESENT:

Frank DeStefano – Vice Chair

Michael DiLullo

Mike Cleavall

Charles Elfman

MEMBERS ABSENT:

Vi Baldwin-Chair

ALSO PRESENT:

Taryn Egerton

Stefanie Kesecker

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

1. 6:00PM Public Hearing-Zoning Amendment-An Ordinance Enacting a Temporary Moratorium on Data Centers in the Town of Agawam-Mayor Johnson & Council President Russo

Council President Anthony Russo was present for this agenda item. He stated this zoning amendment is for a 270 day moratorium on data centers in the Town of Agawam. He stated this will allow for research to write a proper ordinance to protect the residents of Agawam. He went on to say the Council wants to be proactive rather than reactive. This zoning amendment allows the council to add another 90 days at the end of the 270 days if necessary.

Mr. Elfman suggested a sound study by a third party. Mr. Russo stated Agawam is not a desirable location for data centers, but that studies would be done regarding noise, size, and locations. Mr. Russo stated the research would be done to keep both the residents and land in Agawam protected.

Mr. DeStefano stated he agrees that research is necessary regarding the impact of data centers.

Mr. DeStefano opened the hearing for public comment and there was none.

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

VOTE 4-0-0

Motion was made by Mr. Cleavall and seconded by Mr. Elfman to send a Positive Recommendation to the City Council regarding the Zoning Amendment for an Ordinance Enacting a Temporary Moratorium on Data Centers in the Town of Agawam by Mayor Johnson & Council President Russo.

VOTE 4-0-0

2. Site Plan-314-318 Silver Street-KY Shawn, LLC.

Agawam Planning Board July 16, 2026

Luke Showalter, Brian Balicki, and Haley Mason with Furrow Engineering and John Cain, applicant, were present for this agenda item. Mr. Showalter stated the petitioner is requesting to construct a 10,152 sq. ft. office and equipment repair facility. He stated this location is 3 parcels and is a split zone lot. The front portion along Silver Street is zoned Business-A, the rear part of the lot is zoned Agricultural. The location was previously developed as a commercial site and had 2 buildings which were razed in 2018. The site has been vacant since that time. The petitioner's business Cain's Mechanical has operated for the last 12 years doing heavy equipment repair. The business has grown and needs more space. The proposed 10,152 sq. ft. equipment repair facility will have an office, 27 new parking spaces, 2 ADA compliant spaces, a catch basin, and an infiltration system at the rear of the property. All the utilities are readily available on Silver Street. Mr. Showalter stated they have addressed all Engineering comments satisfactorily. He stated the Fire Department has also approved the swept path. The Police Department had no safety concerns and the Building Inspector had no concerns, but stated a ANR would be required to combine all 3 parcels for the proposed project.

Mr. Elfman asked if all lots were commonly owned. Mr. Showalter stated the plan is 3 separate lots.

Mr. DiLullo asked the distance from the proposed building to Silver Street. Mr. Showalter stated approximately 70 ft.

Mr. Cleavall asked how far the gravel area was to the abutter. Mr. Showalter stated it approximately 400 ft. He stated there is a residential subdivision at the rear, and a row of arborvitae already exists as screening.

Mr. Elfman asked about the mixed zoning. Mr. Showalter stated at the Team meeting the Building Inspector did not have any issues.

Mr. DeStefano asked if the current vegetation will be kept for screening. Mr. Showalter stated yes.

Ms. Egerton asked if there would be screening for the houses on both sides. Mr. Showalter stated arborvitae will be planted. Ms. Egerton asked if all the parking spaces were gravel and where the pavement ended. Mr. Showalter stated the front parking spaces are completely paved and the back parking spaces are gravel.

Mr. DiLullo asked if there were any future plans for the rear of the parcel. Mr. Showalter stated not at this time, but any plans would have to come before the Board.

Ms. Egerton stated the Building Inspector stated an approved ANR would be needed prior to the issuance of a building permit.

Mr. DeStefano asked if the bays would be for tractor trailers. Mr. Showalter stated it would be for heavy equipment.

Mr. Cain stated the back area that is graveled is where heavy equipment such as excavators will be, and there will be 4 bays to do repair work on excavators and triaxle dump trucks and other construction equipment.

Mr. DeStefano asked if there will be storage. Mr. Cain stated there is 5,000 sq. ft. of storage area in the back of the location. Mr. DeStefano asked if the area would be fenced in. Mr. Showalter stated no.

Ms. Egerton asked the hours of operation. Mr. Cain stated the hours vary but they operate Monday through Friday no earlier than 7 am and no later than 5 pm. Ms. Egerton asked if there would be a dumpster onsite. Mr. Showalter stated there will be a dumpster in the rear left corner on a pad.

Agawam Planning Board July 16, 2026

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the Site Plan for 314-318 Silver Street for KY Shawn, LLC, conditional on an ANR Plan submittal/approval by the Planning Board.

3. Approval of Minutes-June 18, 2026

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to approve the June 18, 2026 minutes as written.

VOTE 3-0-1(Elfman)

4. Correspondence

None

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

VOTE 4-0-0

Meeting adjourned at 6:30pm.