



## **Planning Board AGENDA**

Thursday, September 3, 2026 - 6:00 PM

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

### **A. Planning Board**

- 1) 6:00Pm Preliminary Plan-130 South Westfield Street-Tirone
- 2) Form A-430 North West Street-Chanda Care, Inc.
- 3) Approval of Minutes-August 30, 2026
- 4) Correspondences

Agawam Planning Board

Statement of Interest

Date: 8/10/2026

The petitioner hereby certifies that he/she is the owner of all lands contained within the description of the subject petition submitted to the Agawam Planning Board.

Project Location: 130 Southwestfield St, Feeding Hills MA  
01030

Name: Giuseppe Tirone

Signature: Giuseppe Tirone

Address: 36 Allison Lane, Feeding Hills MA 01030

Commonwealth of Massachusetts

Hampden ss

On this 10<sup>th</sup> day of August, 2026, before me, the undersigned notary public, Giuseppe Tirone (name of document signer) personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence.

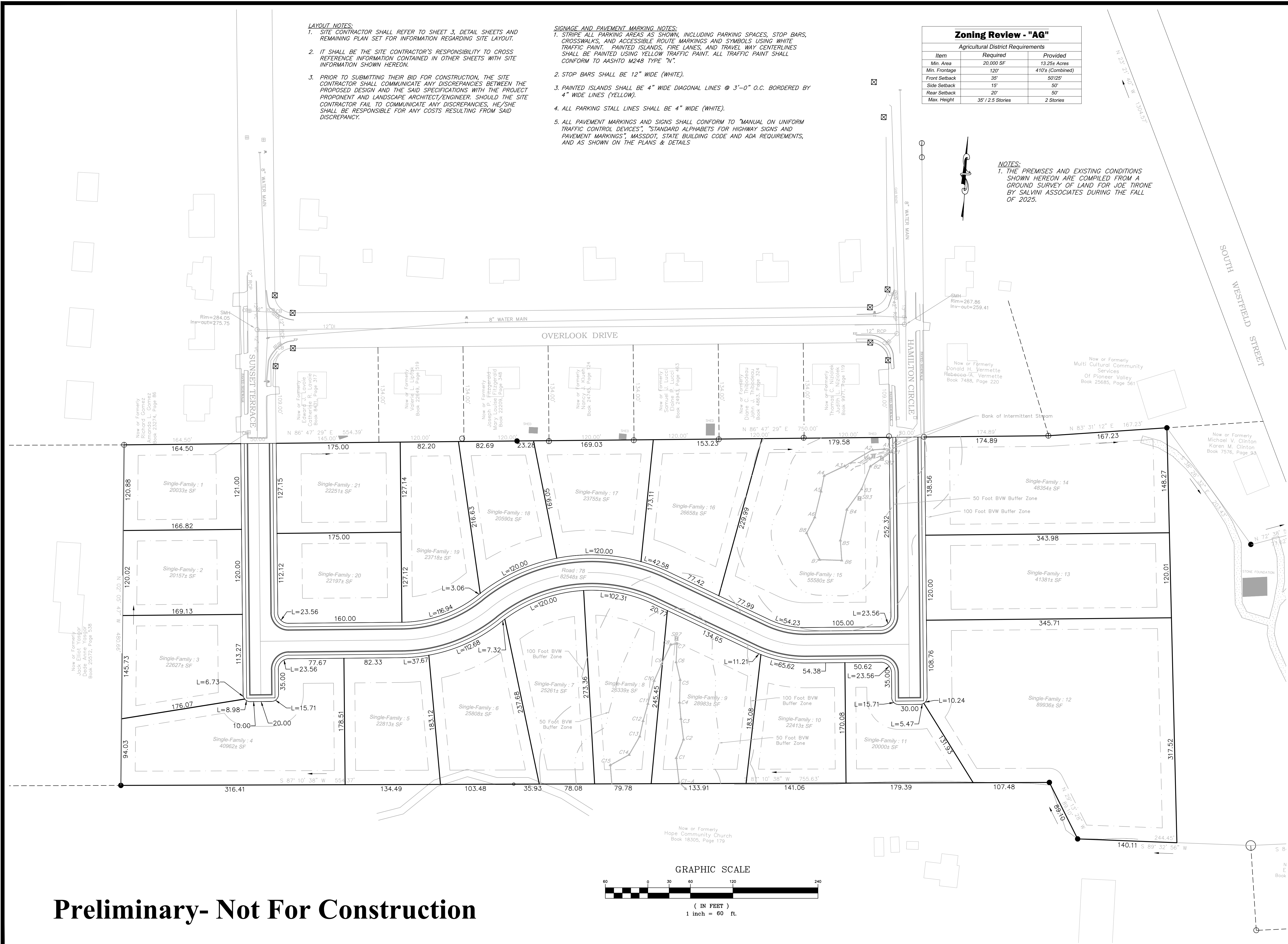


Megan J Hebert

Notary Public

April 6, 2029

My Commission Expires



Preliminary- Not For Construction

T Reynolds Engineering

Civil Engineers  
Planning, Design, and Permitting Services  
ph: 413 387-8078 fax: 413 727-3477  
email: terry@treynoldsengineering.com  
www.treynoldsengineering.com

152 Maplewood Terrace  
Florence, MA 01062

SALVINI Associates, LLC

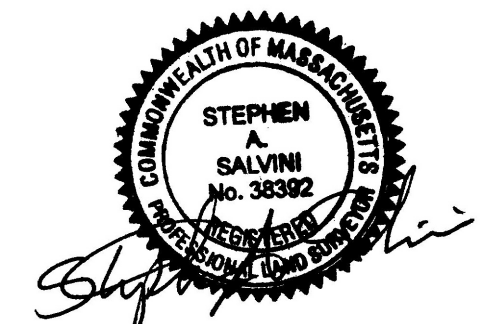
Land Surveyors  
Wetland Scientists - Land Use  
Consultants  
585 Route 20 - P. O. Box 742  
Chester, MA 01011

Phone: (413) 354-1032  
www.SALVINIAssociates.com

Preliminary Subdivision Plan

Sunset and Hamilton Subdivision

Agawam, MA



PREPARED FOR:  
Tirone Development Corp.

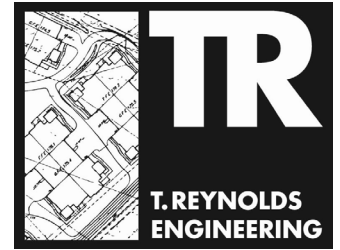
36 Allison Lane  
Feeding Hills, MA 01030

| REVISIONS: | DATE: |
|------------|-------|
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|            |       |
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UNAUTHORIZED ALTERATION OF  
THIS DOCUMENT IS A VIOLATION OF  
MASSACHUSETTS STATE LAW

PROJECT NO: 25-1003  
DRAWING: Eng Plan 8-6-26  
ISSUE DATE: 8/3/26  
SCALE: 1" = 60'  
SHEET NO.

4 OF 7



August 6, 2026

Violet Baldwin, Chairperson  
Town of Agawam Planning Board  
1000 Suffield Street  
Agawam, Massachusetts 01001

RE: Preliminary Subdivision Application  
130 South Westfield Street  
Agawam MA 01030  
(Parcel ID: E8-1-8)

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant and property owner, Giuseppe (Joe) Tirone, please find the requisite number of copies of a Preliminary Subdivision application, supporting documentation, and associated site plan for the above-referenced project. The applicant proposes the construction of a twenty one (21) lot residential subdivision to be located at the above-referenced properties.

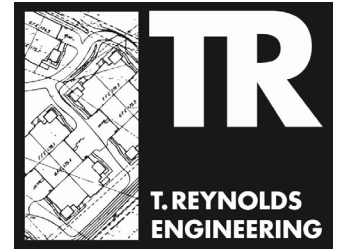
Included within this submission package is the requisite filing fee. As required, a copy of this application submission has been transmitted electronically via email to the Town of Agawam Planning Department.

We are requesting to be placed on the Planning Board's next available agenda. Should you have any questions or comments regarding this submission, please do not hesitate to contact our office at your earliest convenience.

Best,

A handwritten signature in black ink, appearing to read 'Terry Reynolds', is written over the printed name.

Terry Reynolds, PE  
T Reynolds Engineering



## Environmental Study

130 South Westfield Street,  
Agawam MA 01030  
(PARCEL ID: E8 1 8)

### INTRODUCTION

On behalf of the applicant and property owner, Joe Tirone, T Reynolds Engineering is providing this Environmental Study as a supplement to the Preliminary Subdivision application. The applicant proposes the construction of a 22-lot residential subdivision located at the above-referenced properties.

### PROPERTY DESCRIPTION

The subject property is located off South Westfield Street and extends to connect with the ends of Hamilton Circle and Sunset Terrace and consist of approximately 19.2 ± acres as shown on the associated site plan prepared by T Reynolds Engineering. The property is owned by Giuseppe (Joe) Tirone and is recorded in the Hampden County Registry of Deeds in Book 25924, Page 249.

### EXISTING CONDITIONS & SURROUNDING LAND USES

The subject properties consist of forested land. In general, the topography of the subject property slopes up steeply from South Westfield Street to a high point extending off the ends of Hamilton Circle and Sunset Terrace. Please refer to the existing conditions plan submitted with this study.

The subject property is zoned to the Agricultural (AG) zoning district. The surrounding land uses consist primarily of residential uses in the AG district.

### ENVIRONMENTAL CONSIDERATIONS

Examination of GIS information from the Massachusetts Natural Heritage Atlas revealed that the subject properties are not located within Natural Heritage and Endangered Species Program jurisdiction.

According to the Web Soil Survey Map, the soil types mapped on the subject properties consist of Meckesville loam, (327B,C,D), Paxton fine sandy loam (305B,C), Charlton fine sandy loam (405C) and Ridgebury fine sandy loam (70A). Please refer to the attached NRCS Soil Map included within this application packet under Section 4.

#### Meckesville loam (327B, C, D)

Very deep, well-drained soil formed in colluvium, glacial till, or congluturbate derived from red acid sandstone, siltstone and shale, occurring on the concave sideslopes of upland ridges. Permeability is moderately slow, and it's classified as a fine-loamy, mesic Typic Fragiudult. The B, C, D slope suffixes indicate increasing slope classes (roughly 3–8%, 8–15%, and 15–25% or similar, ranging up to the series' documented maximum).

#### Paxton fine sandy loam (305B, C)

Very deep, well-drained soil formed in sandy loam eolian mantled material underlain by compact (lodgement) glacial till derived mostly from schist, gneiss, and granite, found on smooth convex side slopes and top slopes of glaciated hills and drumlins. 305B is 3 to 8 percent slopes, and 305C is 8 to 15 percent slopes. Permeability is moderate to moderately rapid in the subsoil but moderately slow to slow in the substratum, with available water capacity moderate; a seasonal high water table perches above the firm substratum for brief periods in winter and spring. It's the official state soil of Massachusetts.

#### Charlton fine sandy loam (405C)

Gently sloping to steep, deep (5+ feet), well-drained soil on uplands where relief is affected by underlying bedrock, formed in glacial till ground moraine. Unlike Paxton and Woodbridge, Charlton soils do not have a dense (compact) substratum, so permeability is moderate to moderately rapid throughout the profile, and the root zone extends into the substratum — meaning no perched seasonal water table like its glacial-till-pan relatives. The 405C designation suggests roughly 8–15% slopes.

#### Ridgebury fine sandy loam (70A)

Very deep, somewhat poorly to poorly drained soil formed in lodgment till derived mainly from granite, gneiss and/or schist, commonly shallow to a densic (dense till) contact. It occupies nearly level to gently sloping positions in depressions in uplands, drainageways, toeslopes of hills and drumlins, and till plains. A perched, fluctuating water table above the dense till saturates the soil to or near the surface for 7 to 9 months of the year. The "A" suffix indicates nearly level slopes (0–3%), consistent with its wet, low-lying landscape position. Ridgebury is the poorly-drained member of the same drainage sequence as the well-drained Paxton and moderately-well-drained Woodbridge soils.

### WETLAND RESOURCE AREAS

The wetland resource areas were flagged in the field by Savini Associates, Inc. in June and October of 2025. A Positive 1A Determination of Applicability was issued by the Town of Agawam Conservation Commission in July 2026.

The following regulated wetland resources were identified on the parcel

#### Bordering Vegetated Wetlands (BVW)

*“Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps, and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and or inundated such that they support a predominance of wetland indicator plants...”*

Two (2) Bordering Vegetated Wetlands (BVW) are located off-site to the south end of Hamilton Circle  
Wetland AB

Wetland AB is a bordering vegetated forested wetland located on a shallow slope along the north part of the property. Conditions during the assessment were dryer than normal. Ground cover vegetation is dominated by Sensitive fern (*Onoclea sensibilis*) Jewelweed (*Impatiens capensis*), and Yellow Sedge (*Carex flava*). The shrub and understory layer are dominated by Red Maple (*Acer rubrum*), saplings and Red Chokeberry (*Aronia arbutifolia*). The canopy is dominated by Red Maple.

Hydrology is from groundwater seeps and precipitation. The Hydrologic indicators observed include trees with shallow root systems, drainage patterns, and water-stained leaves. The wetland drains north and east at the edge of the property to a storm drain at the end of Hamilton Circle.

Wetland C

Wetland C is a bordering vegetated forested wetland located in the central part of the property and extending south onto adjacent property. Ground cover in the interior of the wetland is sparse with sphagnum moss covered cobble sized stones, and Sensitive fern (*Onoclea sensibilis*) along the margins. The shrub and understory layer around the perimeter includes Red Maple (*Acer rubrum*), saplings, Speckled Alder (*Alnus rugosa*), Flowering Dogwood (*Cornus amomum*) and Red Chokeberry. The canopy is dominated by Red Maple, and Sugar Maple (*Acer saccharum*). Hydrology is from seasonal high groundwater, runoff, and precipitation. The Hydrologic indicators observed include a sparsely vegetated concave surface, drainage patterns and water-stained leaves. There was some standing water in places at the time of the delineation. The wetland drains south connecting to a series of wetlands.

#### Isolated Vegetated Wetlands (IVW)

Isolated vegetated wetlands are not subject to jurisdiction under the Massachusetts Wetlands Protection Act 310 CMR 10.00. Additionally, the Town of Agawam does not have a local wetlands bylaw that provides independent regulatory authority over isolated wetlands; therefore, these areas are not regulated at the local level either.

An isolated vegetated wetland is located between the two BVW's but is not shown since it is not regulated.

#### Bank

In 310 CMR 10.54(2) it states, *"A Bank is the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland."*

There is an intermittent stream channel that extends out of wetland AB and to the edge of pavement at the end of Hamilton circle. The intermittent stream appears to have been dug to prevent flooding onto residential properties.

#### PROPOSED DEVELOPMENT IMPACTS

The proposed project represents a development that is consistent with the surrounding neighborhood and is not expected to negatively impact pedestrian or vehicular traffic in the surrounding area, nor will it adversely affect solid waste management or air and water quality. The lots will be connected to public utilities, with all services coordinated in accordance with the requirements of the appropriate utility providers. Construction activities are not anticipated to disturb any historic, architectural, or archaeological resources on the site. Minor impacts are anticipated to the wetland AB. Those impacts will be replicated in a different area associated with the same wetland.

The project will not affect outdoor recreational opportunities, as the land in question is currently privately owned and will remain so following division of the land. Furthermore, the proposed development aligns with the Town of Agawam's Zoning Bylaw and Community Development Plan by contributing to the local housing stock within an area that is predominantly zoned and used for residential purposes.

152 Maplewood Terrace  
Florence, MA 01062

## Agawam, MA

SHEET NO.

2 OF 7



# **Town of Agawam**

## **Building Department**

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

August 24, 2026

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 130 South Westfield Street Feeding Hills, MA- New Subdivision;

The Building Department has the following comment at this time for the proposed site plan with the issue date of 8/3/26 for the above referenced address:

- Lot 12 appears to propose a frontage of 119 feet, which is 1 foot less than the required minimum frontage requirement of 120 feet.

Respectfully,

Kevin Duquette

Kevin Duquette  
Inspector of Buildings  
Town of Agawam

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS VIP HOMES & ASSOCIATES, LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 21927 PAGE 342.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "PROPERTY OF RUSSELL D. JENKS" DATED JULY 1991. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 280 PAGE 79.
3. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
4. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.
5. SUBJECT PARCEL IS ZONED RESIDENCE A-2 ACCORDING TO A ZONE CHANGE REQUEST AND GRANTED ON JULY 14, 2026



Approval Under Subdivision  
Control Law Not Required:

This Planning Board Endorsement  
does not imply compliance with  
the Massachusetts Wetlands  
Protection Act or Zoning By-law.

Date: \_\_\_\_\_

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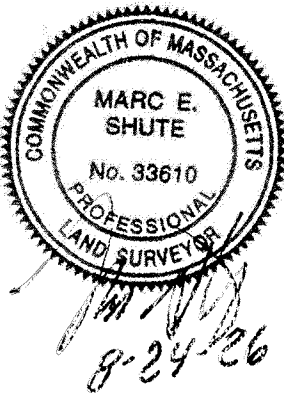
Agawam Planning Board

SYMBOL & LINE LEGEND

- IRON PIPE FOUND
- IRON PIPE TO BE SET
- CONCRETE BOUND FOUND
- ▲ COMPUTED POINT

I certify that this plan has been prepared in accordance with  
the Rules and Regulations of the Registers of Deeds.

Professional Land Surveyor



Plan Of Land In  
Agawam, Massachusetts  
Surveyed And Mapped For

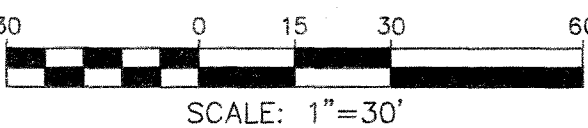
VIP HOMES & ASSOCIATES, LLC

Date: 8-24-2026 Scale: 1" = 30'

Prepared By

RLA

R LEVESQUE ASSOCIATES, INC  
40 School Street  
P.O. Box 640  
Westfield, MA 01086



SCALE: 1"=30'

RLA Job No. 260314



# **Town of Agawam**

## **Building Department**

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

August 27, 2026

To: Office of Planning and Community Development:

Re: Form-A Review Comments for 430 North West Street Feeding Hills, MA 01030;

The Building Department has no zoning issues or concerns at this time for the proposed Form A-ANR plan dated August 24, 2026 for the above referenced addresses.

Respectfully,

*Kevin Duquette*

Kevin Duquette  
Inspector of Buildings  
Town of Agawam

# 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

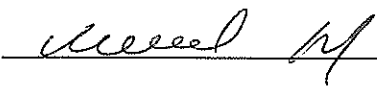
August 25 2026

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 Chanda Chare, Inc. c/o Chantal Bernard  
Address 723 Main Street, Agawam, MA 01001  
Phone # (413) 217-9861 Fax # \_\_\_\_\_ email chantal@chandacare.org
2. Name of Surveyor R Levesque Associates, Inc. - Marc E. Shute, PLS  
Address 40 School Street, Westfield, MA 01085  
Phone # (413) 568-0985 Fax # \_\_\_\_\_ email c/o TomA@rlaland.com
3. Deed of Property Recorded in Hampden County  
Book 21927 Page 342
4. Location of Property 430 North West Street (Parcel ID: C13-4-4)
5. Describe the proposal in this submission:  
The applicant proposes to divide the parcel parcel into three (3) lots.

**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 29 Avalon Place  
Feeding Hills, MA 01030

## Agawam Planning Board August 20, 2026

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### MEMBERS PRESENT:

Vi Baldwin, Chair  
Michael DiLullo  
Mike Cleavall  
Charles Elfman

### MEMBERS ABSENT:

Frank DeStefano

### ALSO PRESENT:

Taryn Egerton

Ms. Baldwin called the meeting to order at 6:00pm.

#### 1. Form A – 314-318 Silver Street –KY Shawn, LLC

Ms. Egerton explained that the applicant is proposing to combine their lots, which was a condition of the previous site plan approval. Ms. Baldwin stated there were no comments from the Engineering Department or Inspection Services.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the ANR plan for 314-318 Silver Street – KY Shawn, LLC under “Subdivision Control Law Not Required”

VOTE 4 – 0

#### 2. Approval of Minutes – July 16, 2026

Motion was made by Mr. Elfman and seconded by Mr. Cleavall to approve the minutes of July 16, 2026 as written

VOTE 3 – 0 – 1 (Baldwin)

#### 3. Correspondences – None

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

VOTE 4 – 0

Meeting adjourned at 6:05pm.