



Planning Board AGENDA

Thursday, September 17, 2026 - 6:00 PM

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

A. Planning Board

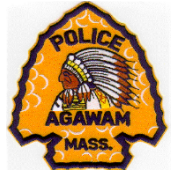
- 1) Preliminary Plan-130 South Westfield Street-Tirone
- 2) Approval of Minutes-September 3, 2026
- 3) Correspondences



AGAWAM POLICE DEPARTMENT

1070 Suffield 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: September 9, 2026

Re: 130 South Westfield Street

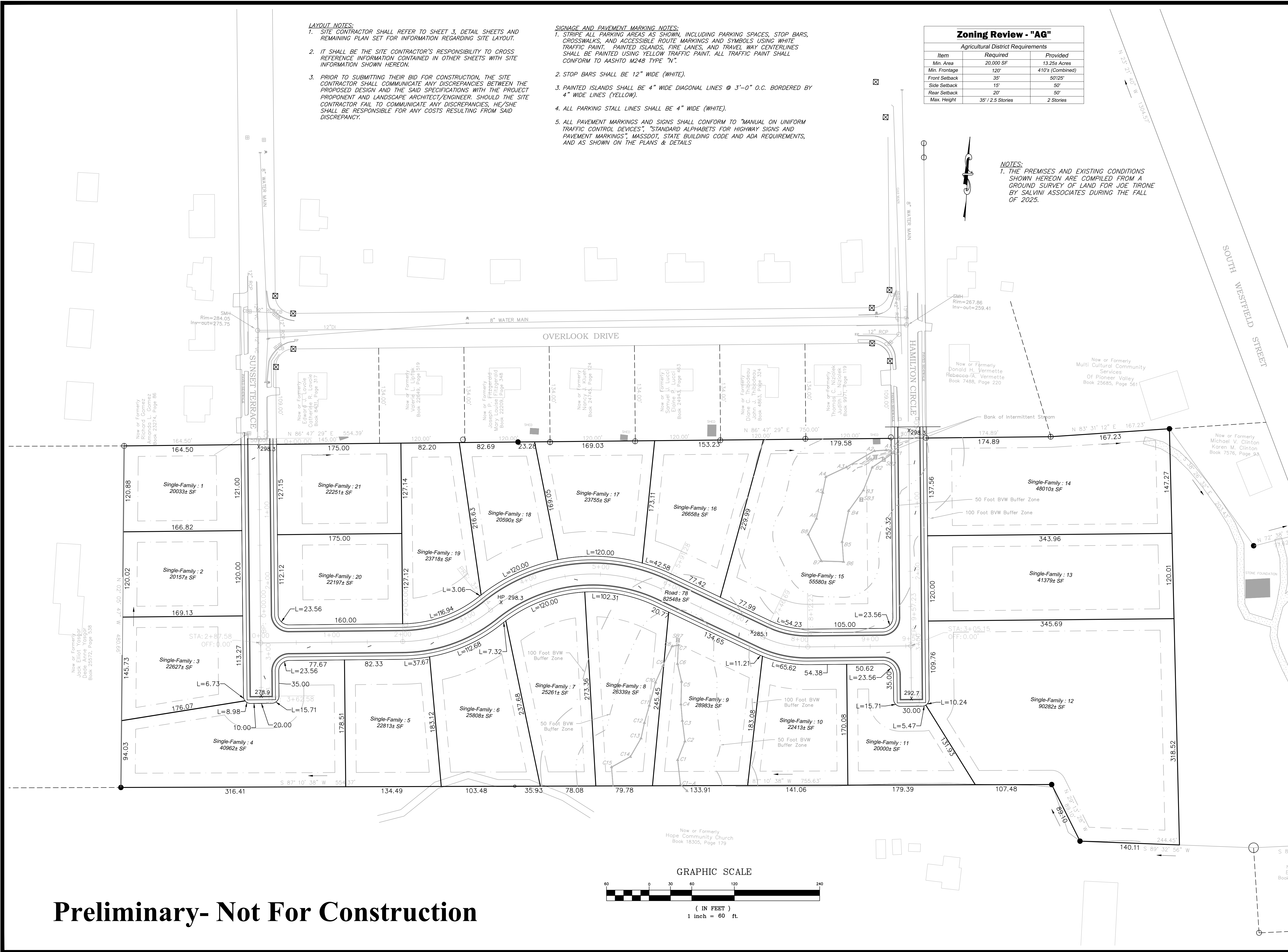
After receiving the memo from the planning board with the noted concerns from abutters, I further examined the existing neighborhood as it presently exists. There are paved sidewalks along both sides throughout the entire neighborhood which consists of Hamilton Circle, Overlook Drive, Sunset Terrace, and Briarcliff Drive. Hamar Drive is the only street that has a paved sidewalk on one side of it. In examining the proposed site plans, it appears that sidewalks are included with the development, however it is difficult to completely make out. I would recommend that if they are not included, that they be added to conform and match the current layout of the existing neighborhood.

As referenced in the concerns, this area around the existing neighborhood does experience a significantly high volume of traffic at both peak commute hours of the morning and evening. Traffic regularly backs up heading northbound along South Westfield Street during the evening commute, even after the Feeding Hills center intersection was redone in recent years. Making a left turn out of Hamar Drive can be difficult with the traffic, regardless the time of day, due to the fact that the road expands to three lanes wide going northbound on South Westfield Street. Making a right hand turn out of Hamar Drive has a far less impact from traffic. Sunset Terrace however allows for a much easier exit to this neighborhood. While heavy commute times can be problematic along Southwick Street, we rarely see a traffic backup that would reach where Sunset Terrace exits out onto Southwick Street. There are designated left, straight, and right turn lanes as one exits Sunset Terrace and approaches the Feeding Hills center intersection from Southwick Street. This is a minimal added distance for some current residents when choosing to exit the neighborhood out Sunset Terrace rather than Hamar Drive.

I also performed an in-house records query focused on the existing streets in this neighborhood looking for any previous speeding or traffic-related complaints, or anything related to vehicles cutting through to avoid the intersection at Feeding Hills center. I was unable to find anything through my in-house records and calls for service search. Also, in my 22 plus years as a full time police officer in Agawam, I cannot recall ever hearing of a complaint of this nature for this particular neighborhood while assigned to any particular shift or position.

Lastly, this existing neighborhood is located in very close proximity to both Granger Elementary School as well as the Agawam Junior High School. Given the short distance, any children attending either school would be designated as walkers to school, and would not be provided school bus service. There are painted crosswalks at the end of both Sunset Terrace and Hamar Drive, where they meet the busier main roads. There are also push-button crosswalk devices at two separate locations, which both have crossing guards present at school arrival and dismissal times to aid with children crossing. These locations are at Feeding Hills center, and just south of the Granger School rear lot entrance on South Westfield Street.

While the addition of this subdivision would add approximately 21 single-family houses to the existing neighborhood, I do not feel it would have significant traffic-related impacts on an already busy stretch of roadways abutting the neighborhood. The heaviest commute times already see high volumes of vehicular traffic. While the left-hand turn out of Hamar Drive is extremely difficult at times, a rather simple alternative exists by utilizing Sunset Terrace to exit the neighborhood. There are no safety-related concerns regarding the avenues of approach for both schools nearby, given the crosswalks and push-button crossing signals.



Preliminary- Not For Construction

T Reynolds Engineering

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

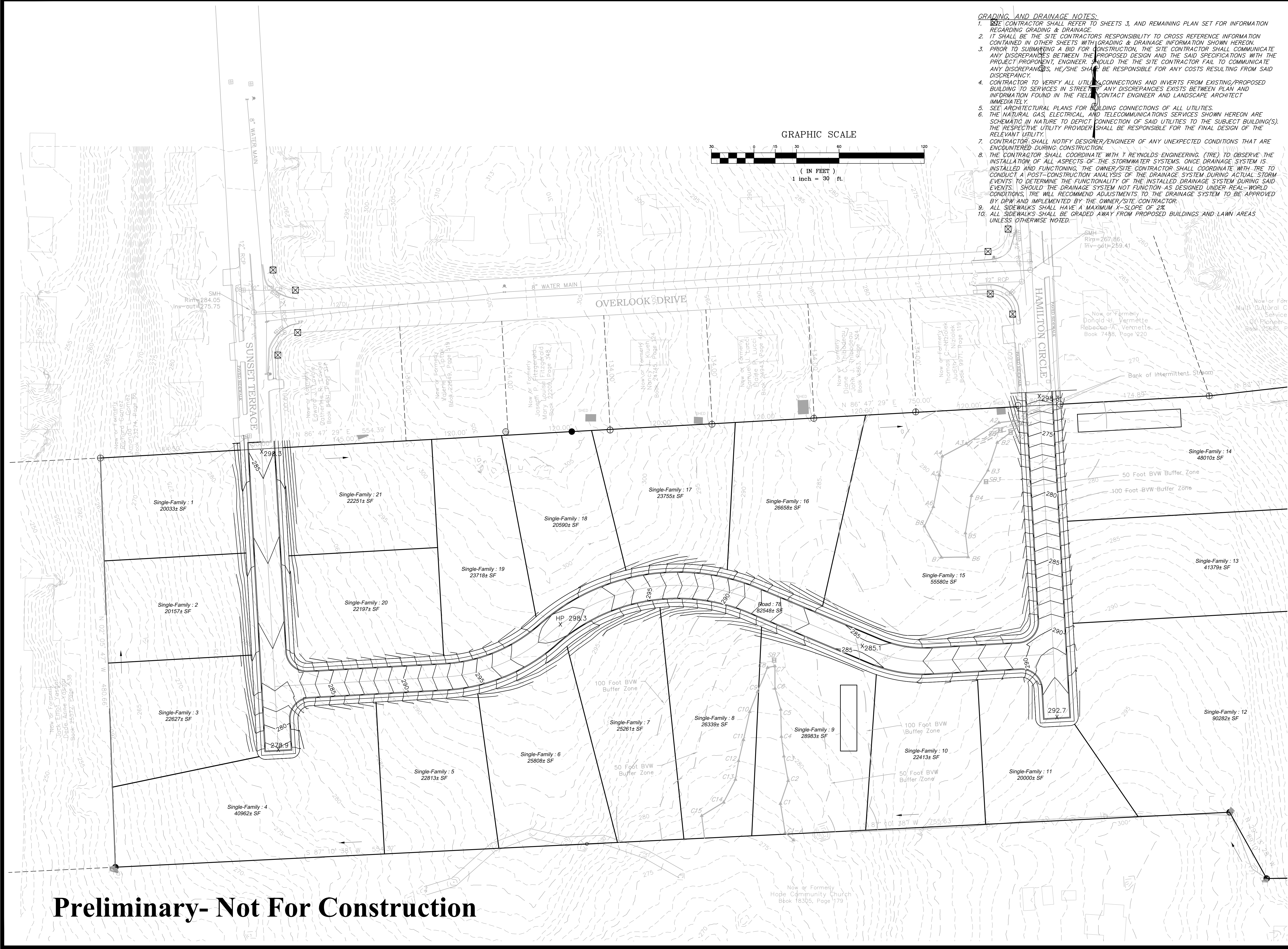
36 Allison Lane
Feeding Hills, MA 01030

REVISIONS: DATE:
Lot 12 Fontage 8/24/26

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

4 OF 7



- GRADING AND DRAINAGE NOTES:**
1. THE CONTRACTOR SHALL REFER TO SHEETS 3, AND REMAINING PLAN SET FOR INFORMATION REGARDING GRADING & DRAINAGE.
 2. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH GRADING & DRAINAGE INFORMATION SHOWN HEREON.
 3. PRIOR TO SUBMITTING A BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPONENT, ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
 4. CONTRACTOR TO VERIFY ALL UTILITIES CONNECTIONS AND INVERTS FROM EXISTING/PROPOSED BUILDING TO SERVICES IN STREET. IF ANY DISCREPANCIES EXISTS BETWEEN PLAN AND INFORMATION FOUND IN THE FIELD, CONTACT ENGINEER AND LANDSCAPE ARCHITECT IMMEDIATELY.
 5. SEE ARCHITECTURAL PLANS FOR BUILDING CONNECTIONS OF ALL UTILITIES.
 6. THE NATURAL GAS, ELECTRICAL, AND TELECOMMUNICATIONS SERVICES SHOWN HEREON ARE SCHEMATIC IN NATURE TO DEPICT CONNECTION OF SAID UTILITIES TO THE SUBJECT BUILDING(S). THE RESPECTIVE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE RELEVANT UTILITY.
 7. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
 8. THE CONTRACTOR SHALL COORDINATE WITH T. REYNOLDS ENGINEERING, (TRE) TO OBSERVE THE INSTALLATION OF ALL ASPECTS OF THE STORMWATER SYSTEMS. ONCE DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONING, THE OWNER/SITE CONTRACTOR SHALL COORDINATE WITH TRE TO CONDUCT A POST-CONSTRUCTION ANALYSIS OF THE DRAINAGE SYSTEM DURING ACTUAL STORM EVENTS TO DETERMINE THE FUNCTIONALITY OF THE INSTALLED DRAINAGE SYSTEM DURING SAID EVENTS. SHOULD THE DRAINAGE SYSTEM NOT FUNCTION AS DESIGNED UNDER REAL-WORLD CONDITIONS, TRE WILL RECOMMEND ADJUSTMENTS TO THE DRAINAGE SYSTEM TO BE APPROVED BY DPW AND IMPLEMENTED BY THE OWNER/SITE CONTRACTOR.
 9. ALL SIDEWALKS SHALL HAVE A MAXIMUM X-SLOPE OF 2%.
 10. ALL SIDEWALKS SHALL BE GRADED AWAY FROM PROPOSED BUILDINGS AND LAWN AREAS UNLESS OTHERWISE NOTED.

T Reynolds Engineering

Civil Engineers
Planning, Design, and Permitting Services
ph: 413 387-8078 fax: 413 727-3477
email: terry@treynoldsendeering.com
www.treynoldsendeering.com
152 Maplewood Terrace
Florence, MA 01062

**Grading, Erosion Control and
Utilities 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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PROJECT NO: 25-1003
DRAWING: Eng Plan 8-6-26
ISSUE DATE: 8/3/26
SCALE: 1" = 50'

SHEET NO.
5 OF **7**



Town of Agawam

Department Of Public Works

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

MEMORANDUM

To: Planning Board
CC: File
From: Engineering Division
Date: September 3, 2026
Subject: Preliminary Plan – Sunset and Hamilton Subdivision

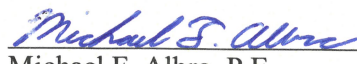
Per your request, Engineering has reviewed the Preliminary Subdivision Plan for the proposed subdivision to be located at the ends of Sunset Terrace and Hamilton Circle Subdivision. Prepared for Tirone Development Corp.; Prepared by T Reynolds Engineering, Civil Engineers, Planning, Design, and Permitting Services, 152 Maplewood Terrace, Florence, MA 01062; Scale 1" = 60'; Dated August 6, 2026. Based on our review, Engineering has the following comments:

1. Please show the road stationing on the plan.
2. The bearing of the proposed property lines shall be shown on the plans.
3. The contour lines shall be extending at a minimum 30 feet beyond the property lines.
4. Prior to the approval of the definitive plans, test pits will be required to determine the existing water table.
5. The plan is missing important information required as per Town Code Chapter 159 Article III:
 - a. "Proposed street and lot lines sketched in; spot grades on the center lines of streets (high spots, low point, intersection); indication of the types of streets. (See Article IV, Design Standards.)"
 - b. "Indication of sewerage, water and surface water systems."
6. Engineering requests the proposed sidewalks of the subdivision be extended to meet all existing sidewalks on Sunset Terrace and Hamilton Circle in order to provide a continuous pedestrian path.
7. A crosswalk with ADA accessible ramps shall be placed midway on the connector road.
8. A stormwater analysis and report will need to be submitted with the Definitive Plan, as per Massachusetts Stormwater Regulations.
9. Any disturbance or construction within the wetland buffer zone will require approval from the Conservation Commission.

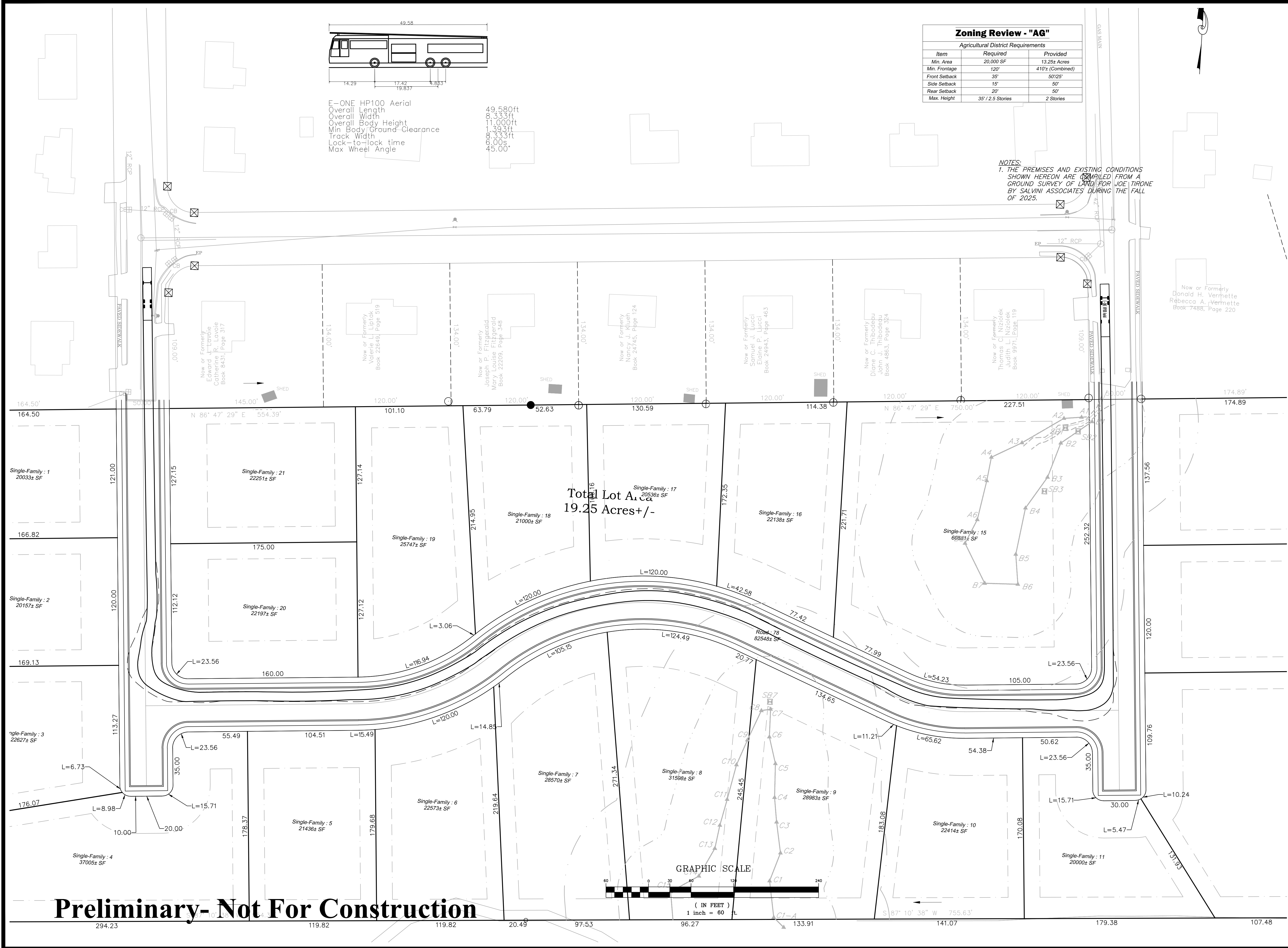
Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,


Benjamin D. Ashley, Jr., P.E.
Civil Engineer II


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


Michelle C. Chase, P.E.
Town Engineer



T Reynolds Engineering

Civil Engineers
Planning, Design, and Permitting Services
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Preliminary Subdivision Plan
Sweep Path Analysis

Sunset and Hamilton Subdivision

Agawam, MA

PREPARED FOR:
Tirone Development Corp.

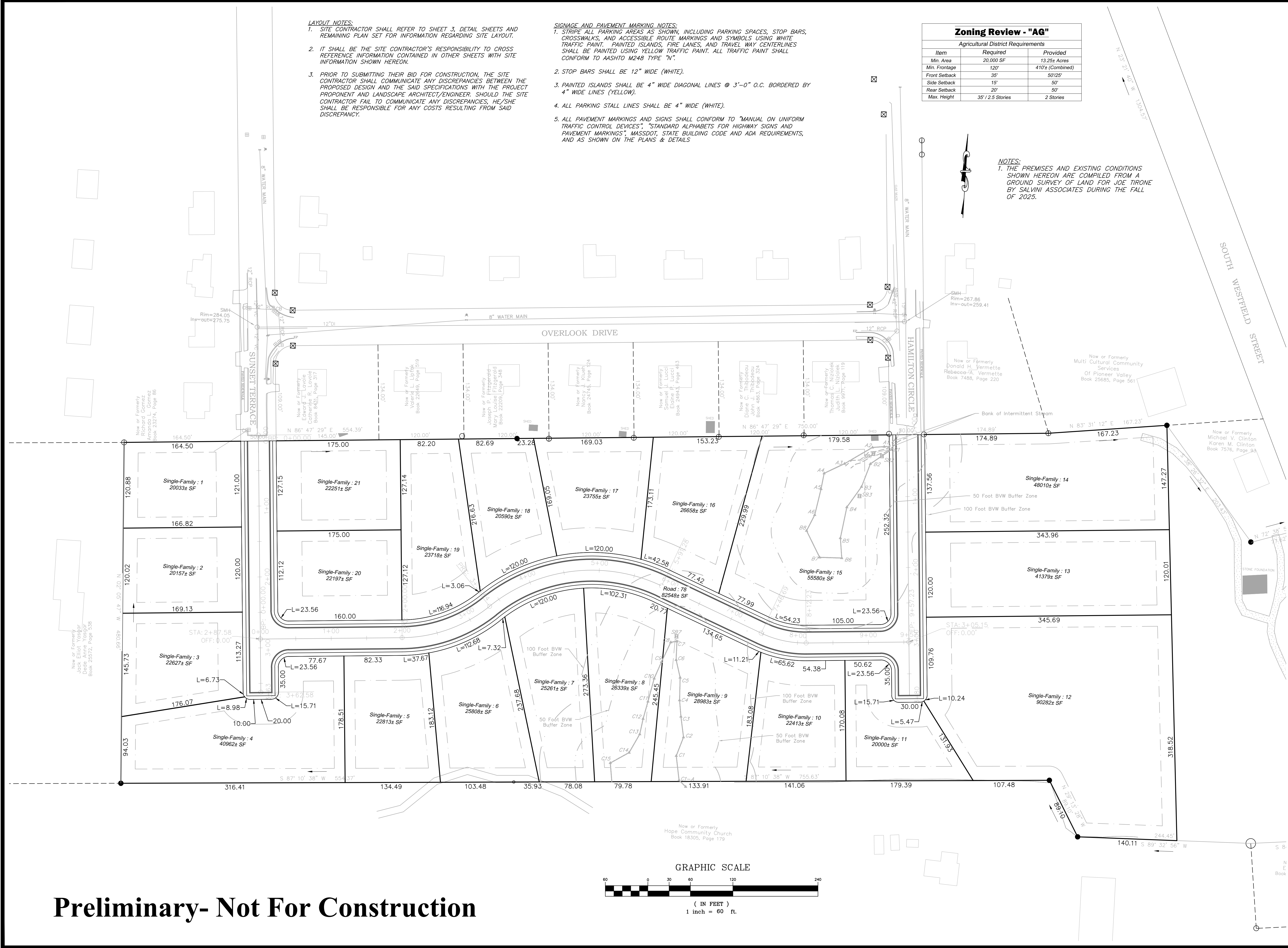
36 Allison Lane
Feeding Hills, MA 01030

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PROJECT NO: 25-1003
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1 OF 1



Preliminary- Not For Construction

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Preliminary Subdivision Plan

Sunset and Hamilton Subdivision

Agawam, MA



PREPARED FOR:
Tirone Development Corp.

36 Allison Lane
Feeding Hills, MA 01030

REVISIONS: DATE:
Lot 12 Fontage 8/24/26

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4 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

152 Maplewood Terrace
Florence, MA 01062

Agawam, MA

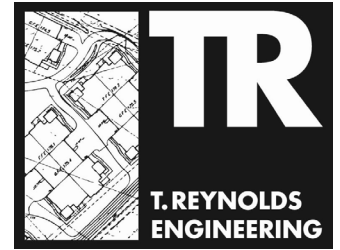
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OF

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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.



Town of Agawam

Planning Board

1000 Suffield Street
Agawam, MA 01001
Telephone:
413-786-0400 ext. 8245
Fax: 413-786-9927

September 10, 2026

The Agawam Planning Board will hold a meeting as follows:

Thursday, September 17, 2026
6:00 PM

Agawam Senior Center
954 Main Street
Agawam, MA 01001

AGENDA

1. Preliminary Plan – 130 South Westfield Street – Tirone
2. Approval of Minutes – September 3, 2026
3. Correspondences