



Planning Board AGENDA

Thursday, May 1, 2025 - 6:00 PM

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

A. Planning Board

- 1) 6:00PM PUBLIC HEARING-ZONE CHANGE-580 Main Street-Bethany Assembly of God
- 2) SITE PLAN-223 Garden Street-MBNZ Holding Co.
- 3) APPROVAL OF MINUTES-April 17, 2025
- 4) Correspondences

**APPLICATION FOR ZONE CHANGE
TO EXPAND THE
WIRELESS TELECOMMUNICATIONS OVERLAY DISTRICT**

**580 Main Street
AGAWAM, MA 01001**

March 27, 2025

*Bethany Assembly of God
580 Main Street
Agawam, MA 01001*

AGAWAM CITY COUNCIL
2025 MAR 27 PM 3:22

AGAWAM NORTH 3 / BETHANY ASSEMBLY OF GOD
ZONE CHANGE
CLOSING AGENDA

1. Application Form
2. Cover Letter
3. Application Fee
4. Site Coverage Maps / Site Justification
5. Photo Simulations
6. Plans

U\A50\Move\Diamond Communications\Agawam\Zone Change\00 - Closing Agenda.5701

To The Town Council of the Town of Agawam:
The undersigned respectfully petition your honorable body

to amend Chapter 180 (Zoning) Article XIV (Personal Wireless Service Facilities and Towers) Section 180-94 (Wireless Telecommunications Overlay District (WTOD)) by adding the following language in subparagraph B :

Property Name

Bethany Assembly of God

Assessor's Map, Block and Lot

K11-2-28

Mailing Address:

Bethany Assembly of God
580 Main Street
Agawam, MA 01001

Petitioner:

Bethany Assembly of God


By: Stephen Thee
Its: President



SHATZ, SCHWARTZ AND FENTIN
C O U N S E L L O R S A T L A W

March 17, 2025

City Council
Town of Agawam
Agawam, MA

Re: APPLICANT: Bethany Assembly of God
 PROPERTY: 580 Main Street, Agawam, Massachusetts
 OWNER: Bethany Assembly of God
 RELIEF SOUGHT: Zone Change to Expand the Wireless Telecommunications
 Overlay District for a Wireless Communications Tower under
 Section XIV, § 180-14.

Dear Members of the Board:

Bethany Assembly of God (the "Applicant") submits this application for a zone change to include Parcel ID K11-2-28 a/k/a 580 Main Street, Agawam, MA 01001 (the "Property") in the Wireless Telecommunications Overlay District ("WTOD"). The Property is located in the Agricultural District and is owned by the Applicant as described in a deed recorded in the Hampden County Registry of Deeds at Book 4332 and Page 48. This request is made pursuant to M.G.L. 40A, § 5 and Section 180-14 of the Town of Agawam Zoning Ordinance (the "Zoning Ordinance").

The Applicant has entered into a lease with Diamond Communications, LLC ("Diamond") and Cellco Partnership d/b/a Verizon Wireless ("Verizon"), relative to a proposal to erect a wireless telecommunications tower at the Property. Therefore, Diamond and Verizon have engaged Shatz, Schwartz and Fentin, P.C. to assist the Applicant with applying for this zone change to add the Property into the WTOD. After careful and extensive review of the sites within the WTOD, it has been determined by Verizon that there is no suitable site within the WTOD which allows for the telecommunications service Verizon Wireless requires to fill in areas of the Town of Agawam (the "Town") currently without proper and adequate service. Presently, the WTOD does not allow for sufficient coverage throughout the Town. Since the inception of the WTOD, the wireless telecommunications industry has changed dramatically as cellular telephone usage has increased both in terms of the volume of customers and the types of services utilized. This has put a strain on existing telecommunications facilities necessitating the establishment of new sites. The WTOD purportedly did not anticipate this change in the market and needs to be adjusted accordingly as maybe required by the Federal Communications Act of 1996 ("TCA").

The objective of the subject site is to provide additional wireless capacity and coverage to

Springfield Office
1441 Main Street, Suite 1100
Springfield, MA 01103
Tel: 413-737-1131

Northampton Office:
64 Gothic Street
Northampton, MA 01060
Tel: 413-584-1600

Albany Office.
6 Automation Lane
Albany, NY 12205
Tel: 800-737-4178

ssfpc.com

Agawam, which will improve the experience of Verizon customers. The proposed site also provides for integration with the sites within the Verizon Wireless "network" to provide seamless coverage in Agawam. More specifically, the proposed facility is necessary to enhance wireless service to Verizon Wireless' customers in Agawam. The proposed site on the Property, being centrally located to Verizon Wireless' existing cell sites in the area, makes it the optimum location for wireless data service.

If, after a public hearing is held by the Planning Board, the City Council approves this petition for a zone change, Verizon and Diamond will submit a Special Permit Application and Variance Applications as necessary with the Board of Appeals as the Special Permit Granting Authority under Section 180-2 of the Zoning Ordinance. The benefits to the Town and the public provided by high quality data transmission service is in harmony and compliance with the Zoning Ordinance, the TCA, and their respective general purpose and intent, without adverse effects to the Town.

A site plan and additional documentation are being submitted with this application in addition to the \$500.00 required deposit. Verizon's engineers have prepared propagation plots for this proposed facility which are enclosed showing the area to be serviced. Also enclosed are photo simulations prepared by Verizon's consultants which demonstrate the proposed facility's design and its efforts to mitigate any visual impacts in the Town.

Please direct all correspondence to:

Shatz, Schwartz and Fentin, P. C.
1441 Main Street
Springfield, Mass. 01103
Tel: (413) 737-1131
Attn: Michael A. Fenton, Esq.

Therefore, the Applicant, Diamond, and Verizon respectfully request that the Agawam City Council grant the zone change requested herein.

Sincerely,



Michael A. Fenton, Esq.
As Authorized Agent

Dept

Date: _____

Treasurer

Town of Agawam

Schedule of Departmental Payments to Treasurer

[illegible]

No.

Date:

To the Accounting Office

The above is a detailed list of moneys collected by me, amounting in the aggregate to the sum of \$500 Dollars, for the fee for zone change ending 3/27/2025 which I have paid to the Treasurer, whose receipt I hold therefor.

for. Barbara A. Bard
Agawam City Council, Barbara A. Bard

13380

Shatz, Schwartz and Fentin, P.C.
1441 Main Street, Suite 1100
Springfield, MA 01103
413-737-1131

TD Bank, National Association
Springfield, MA 01103
63-7054/2113

3/27/2025

PAY TO THE ORDER OF Town of Agawam

\$ 500.00

DOLLARS

Five Hundred and 00/100 *****

LA PROTECTED AGAINST FRAUD

Town of Agawam
800 Main Street
Agawam, MA 01001

MEMO

Zone Change Petition Filing Fee; DIA012-230520 14

⑈0133380⑈ ⑆211370545⑆ 8253430652⑈

Danina Ribeiro

SHATZ, SCHWARTZ AND FENTIN, PC

Town of Agawam
6200 · Client Disbursements

Zone Change Petition Filing Fee; DIA012-230520 14

3/27/2025

500.00

13380

NEW-TD Bank Client Zone Change Petition Filing Fee; DIA012-23052

500.00

Verizon Wireless Communications Facility

Engineering Necessity Case – Agawam N 3, MA



Prepared by:
Kip DiVito
2024

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Project Need Overview:

This Radio Frequency (RF) report is being provided for Verizon's proposed Agawam N 3, MA site. The proposed site will consist of a 38x17 ft leased area with ground based equipment, 115 ft monopine tower, and necessary RF equipment mounted at 110 ft Above Ground Level (AGL). The proposed location has been found through a site acquisition process with RF consultation. This location has been found acceptable to provide better coverage to the area along Route 57 and to the residents to the south along Route 159.

The proposed Agawam N 3, MA site is intended to extend the reliable coverage and capacity in the town of Agawam. A gap in coverage is experienced by the inability to adequately transmit or receive calls, or by interrupted or disconnected calls. The lack of capacity is due to the lack of wireless resources in the town of Agawam, compounded by the growing demand in wireless services. Recent research shows that the proposed facility will bring better, more reliable service to the town along Route 57 and to the residents surrounding the intersection of Route 57 & 159. Because wireless communication is used with increasing frequency to report crimes, accidents, fires, medical emergencies and other threats to people or property, eliminating the gap in coverage and increasing the network capacity at this location is essential to public health, safety, and welfare. Verizon Wireless has conducted RF tests in the area demonstrating the existing lack in coverage and inadequate capacity to sustain reliable in-building service. Submitted in this necessity case are propagation studies depicting simulated radio frequency coverage in the area of the proposed location both before and after the proposed site is constructed and activated.

Included in the following pages is information on common terms, educational resources on common topics, best network design practices, and coverage maps. These have been shared to shed light on how Verizon has come to determine that the proposed site will provide the coverage and capacity needed to extend Verizon's reliable coverage in the town of Agawam.

The site(s) proposed in this application are necessary to achieve the technical objectives stated above. Note that there are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment," FCC 18-133, 83 FR 51867, at ¶ 6 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether "a state or local legal requirement *materially inhibits* a provider's ability to engage in any of a variety of activities related to its provision of a covered service," and this test is met "not only when filling a coverage gap but also *when densifying a wireless network, introducing new services or otherwise improving service capabilities*").

Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

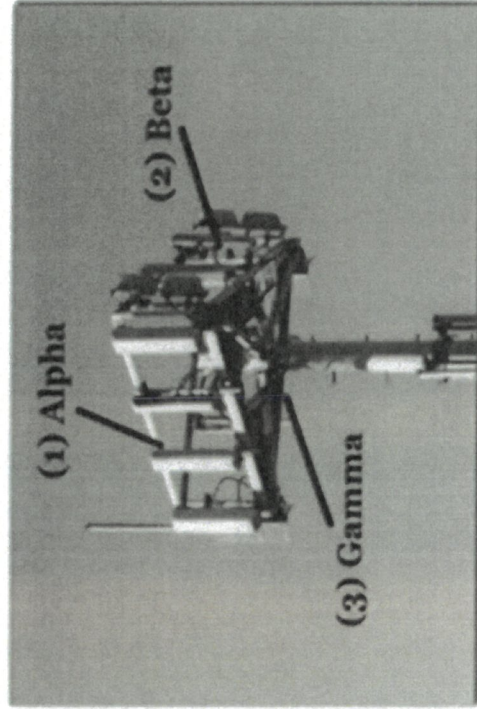
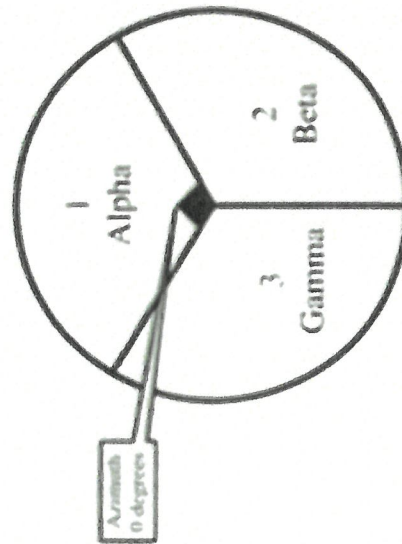
Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.

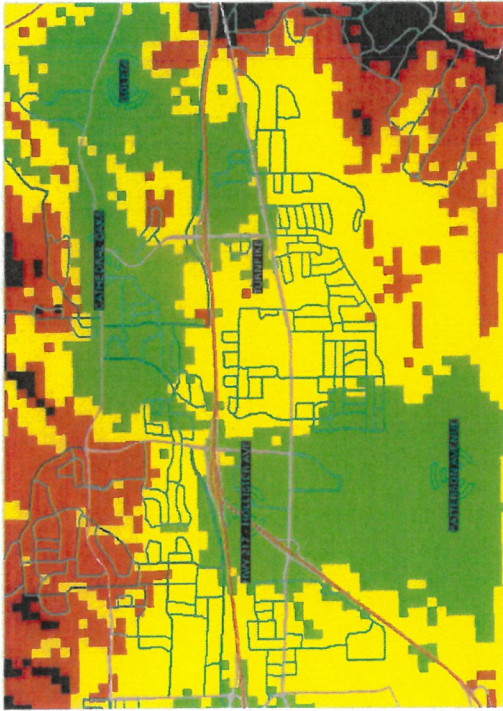
Introduction:

Sectors provide both Coverage and Capacity from a WCF towards a designed geographic area. Individual sectors are mounted near the top of a WCF and include radio equipment such as antennas, remote radio heads, and coaxial cables. Individual Sectors are typically labeled using the Greek alphabet, and each sector has an azimuth associated with it which defines the orientation of that sector's antennas. The proposed three sector facility has azimuths of 50(Alpha), 170 (Beta) & 280 (Gamma).

Cell tower sectors Sector layout and azimuth



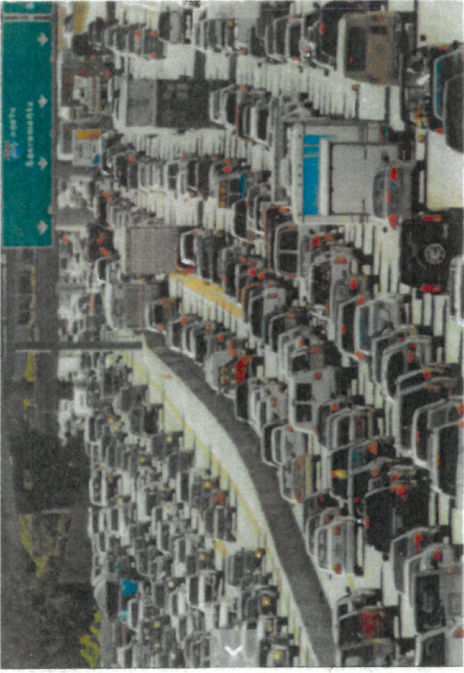
Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Coverage also changes depending on which frequencies are used. Most phones today use 4G at 700 MHz or 850 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than the higher 1900 MHz and 2100 MHz frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.

Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.

Explanation of Wireless Data Growth

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year. 57% of American homes are wireless only. (CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, July-December, 2018)

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure, such as:

- Cars that notify 911 when an airbag deploys.
- "Driverless" cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the town when they are not working.
- Town garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.

Radio Emission Safety...

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization

<http://www.who.int/peh-emf/about/WhatIsEMF/en/index1.html>

American Cancer Society

<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/wirelessfacilityular-phone-towers>

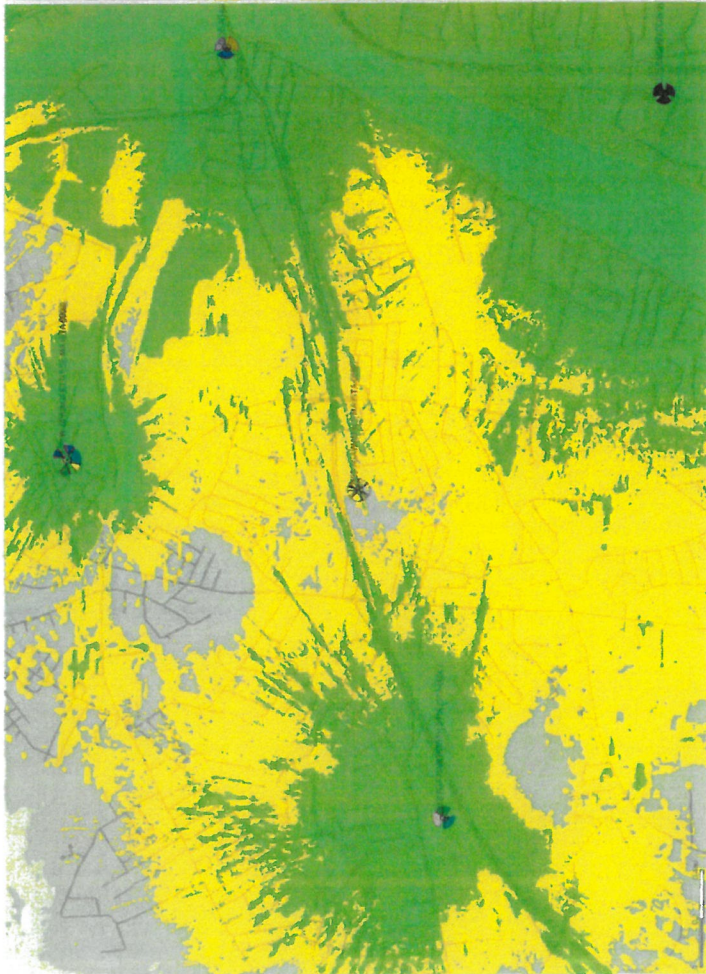
FCC Radio Frequency Safety

<https://www.fcc.gov/general/radio-frequency-safety-0>

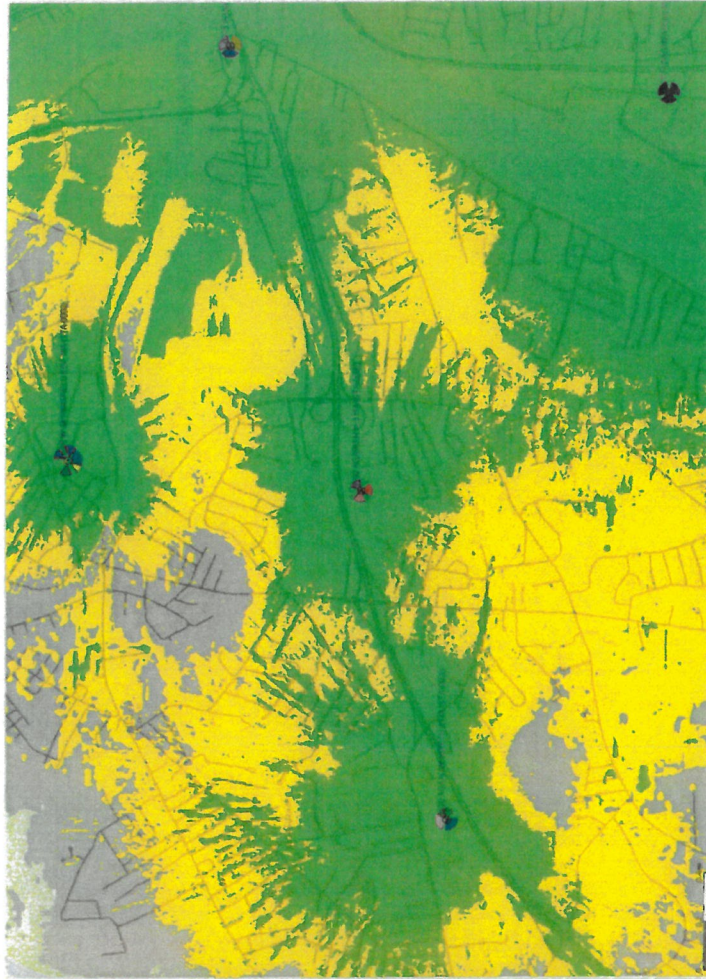
Coverage @ 700 MHz:

- 105 = (Gray) On-Street Coverage
- 95 = (Yellow) In-Vehicle Coverage
- 85 = (Green) In-Building Coverage

Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage

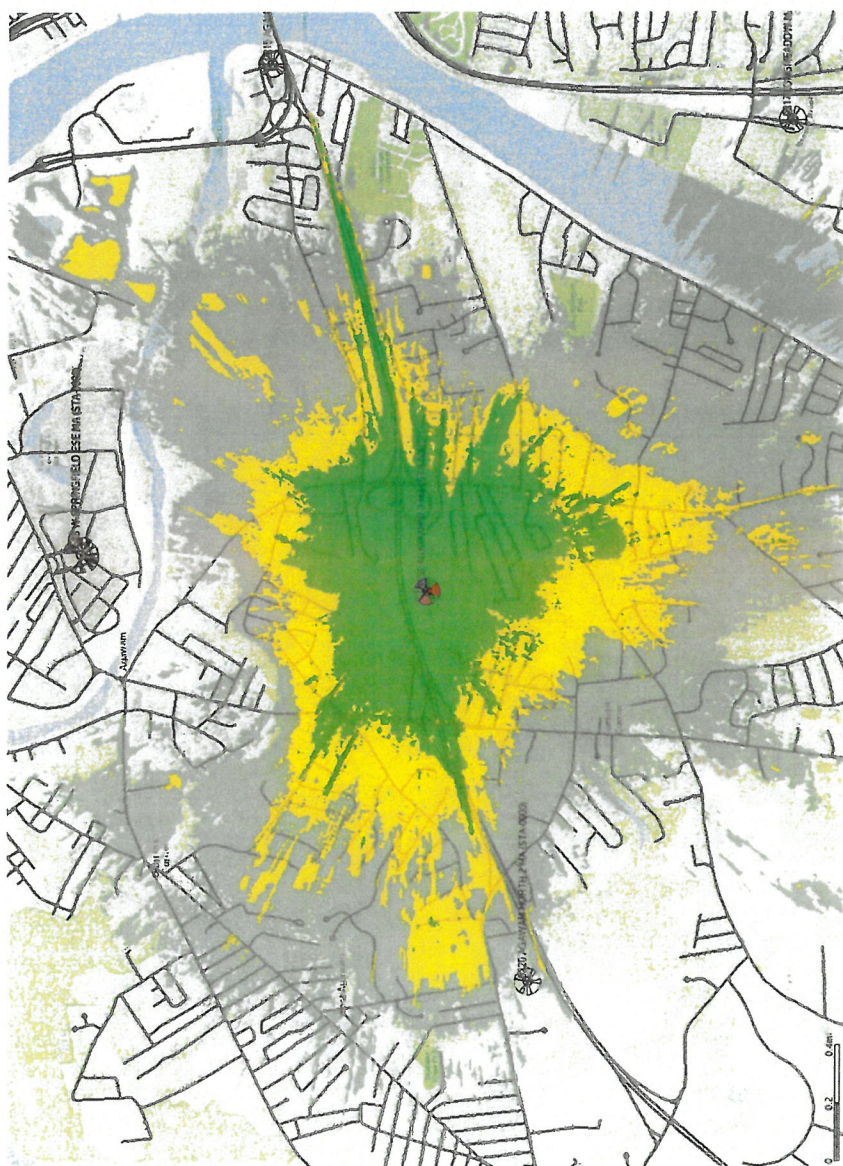


The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.

Coverage @ 700 MHz:

- 105 = (Gray) On-Street Coverage**
-95 = (Yellow) In-Vehicle Coverage
-85 = (Green) In-Building Coverage

Agawam N3, MA Proposed 700 MHz 4G Coverage



The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.

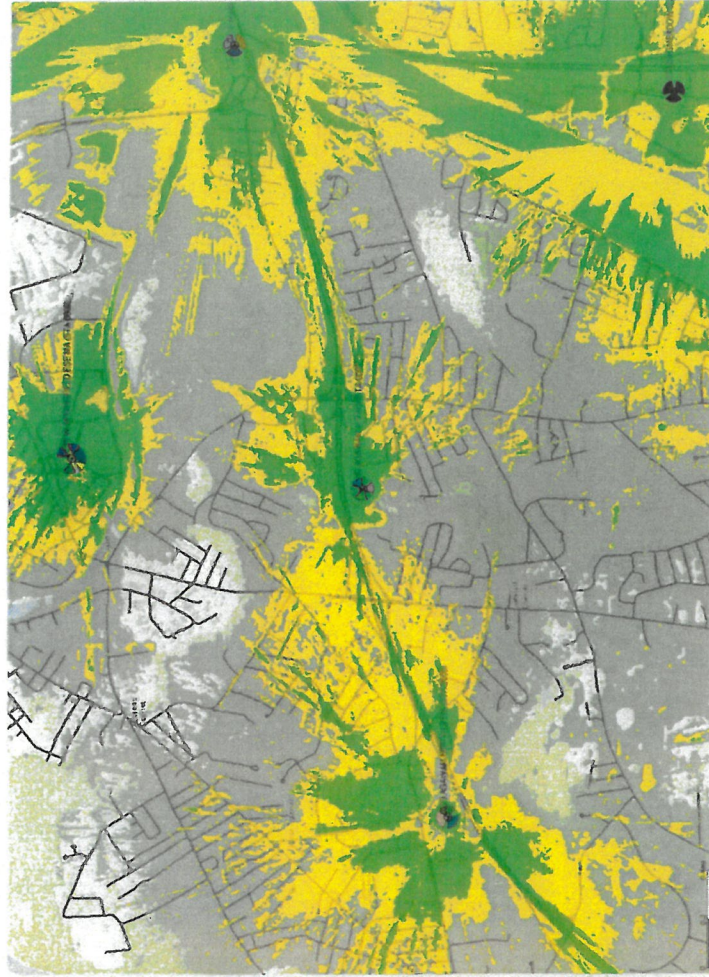
Coverage @ 2100 MHz:

- 105 = (Gray) On-Street Coverage
- 95 = (Yellow) In-Vehicle Coverage
- 85 = (Green) In-Building Coverage

Agawam N3, MA Existing 2100 MHz 4G Coverage



Agawam N3, MA Proposed 2100 MHz 4G Coverage



The above map shows the coverage of the proposed cell. Reliable in-building coverage is shown in green. This level of coverage is based on the new 4G voice service used in the latest phones which requires stronger signal than the older 3G technology.

-105 = (Gray) On-Street Coverage
-95 = (Yellow) In-Vehicle Coverage
-85 = (Green) In-Building Coverage

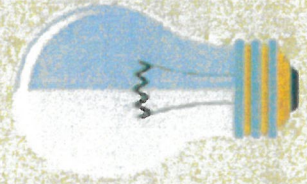
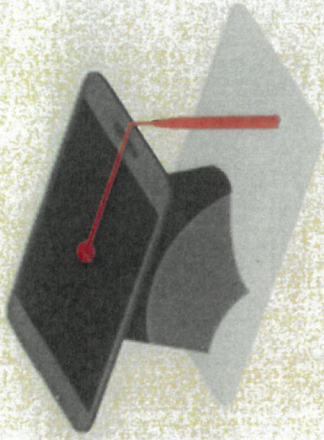
verizon
Confidential and proprietary material
written agreement.

Verizon is part of your community. Because we live and work there too.

We believe technology can help solve
our biggest social problems.

We're working with innovators,
community leaders, non-profits,
universities and our peers to
address some of the unmet
challenges in education, healthcare
and energy management.

Learn more about our corporate social
responsibility at www.verizon.com.



Thank you.



Bethany Assembly of God MA054 Site Simulation Map





**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #1 from Meadow Street
approximately 870ft. north of site



Existing View





BETHANY ASSEMBLY OF GOD

MA054

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #2 from Harvey Johnson Drive
approx. 1,180ft. north-northeast of site

Existing View





BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE
SIMULATION

View #3 from Main Street
approx. 1,440ft. north-northeast of site



Existing View

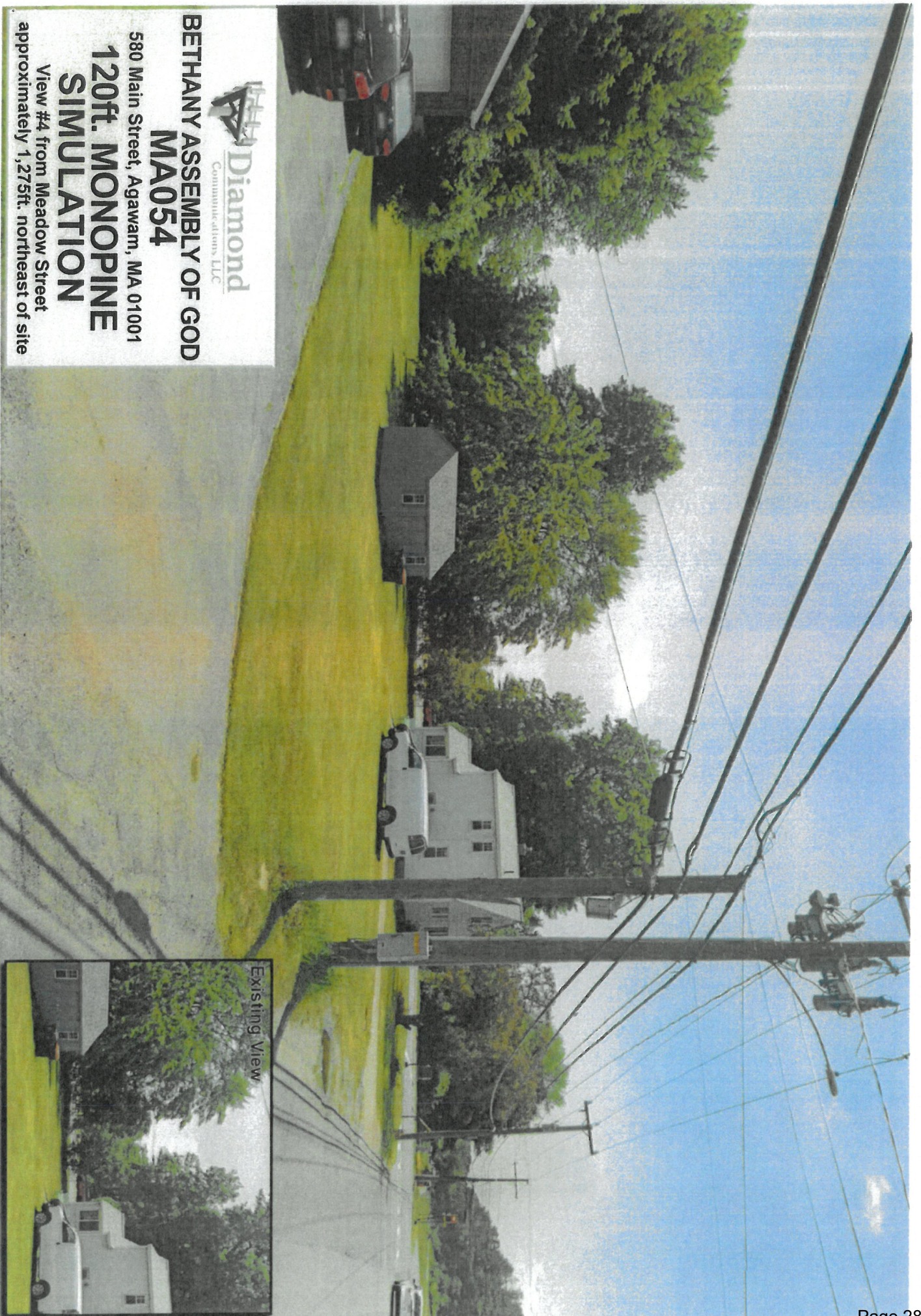


**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #4 from Meadow Street
approximately 1,275ft. northeast of site



Existing View





BETHANY ASSEMBLY OF GOD

MA054

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #5 from Main Street
approximately 915ft. northeast of site

Existing View





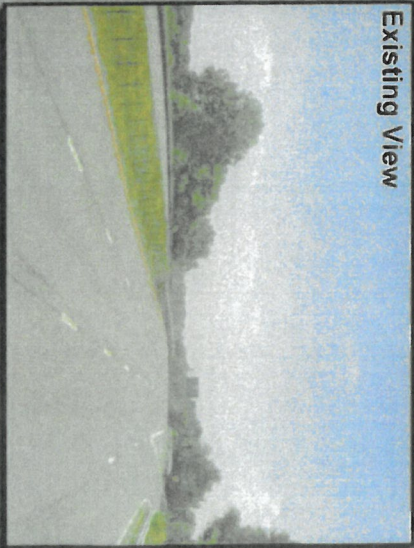
BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE
SIMULATION

View #6 from Highway 57
approximately 1,550ft. east of site

Existing View





**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #7 from Main Street
approx. 830ft. east-southeast of site

Existing View





BETHANY ASSEMBLY OF GOD

MA054

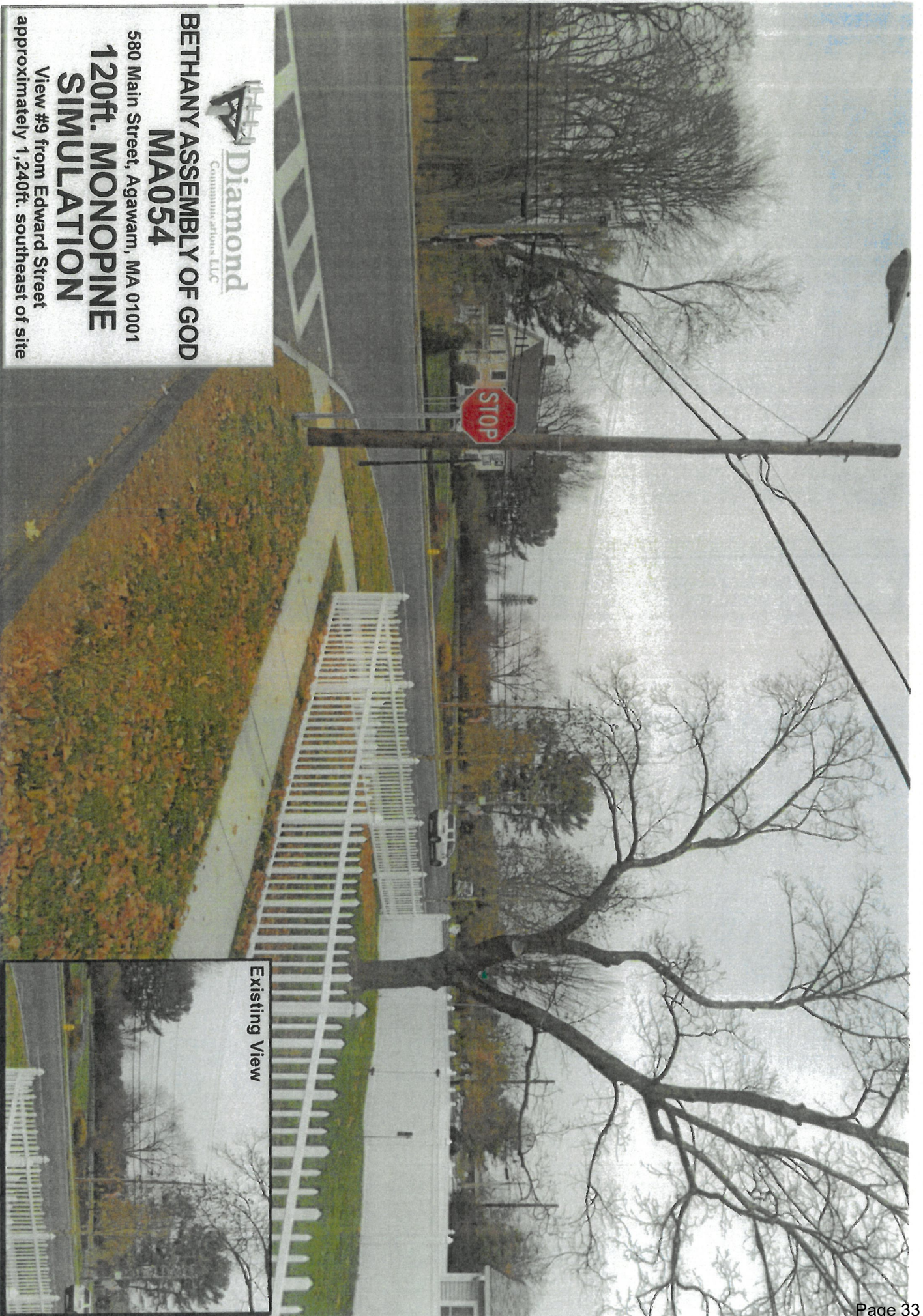
580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #8 from Beekman Drive
approx. 1,120ft. east-southeast of site

Existing View





BETHANY ASSEMBLY OF GOD

MA054

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #9 from Edward Street
approximately 1,240ft. southeast of site

Existing View





BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE
SIMULATION

View #10 from Parker Street
approx. 1,100ft. south-southeast of site

Existing View





**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #11 from Stewart Lane
approximately 830ft. south of site



Existing View





BETHANY ASSEMBLY OF GOD

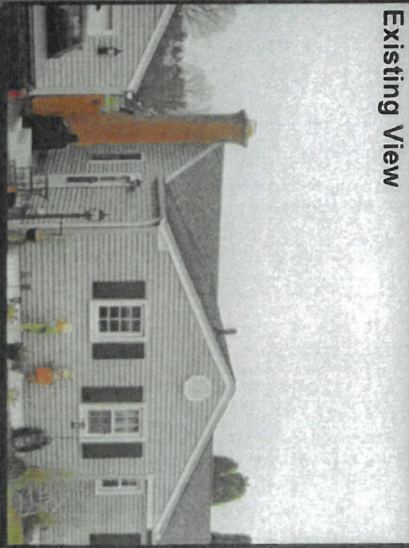
MA054

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #12 from Stewart Lane
approx. 860ft. south-southwest of site

Existing View





**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #13 from Allen Street
approximately 1,140ft. southwest of site





**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
NOT VISIBLE**

View #14 from Woodside Drive
approx. 2,660ft. west-southwest of site





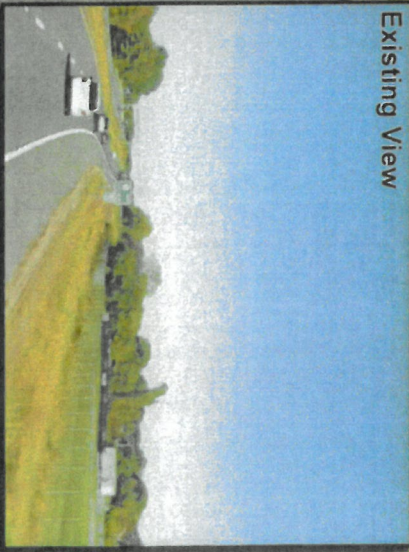
**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #15 from Highway 57
approximately 990ft. west of site

Existing View





**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #16 from Meadow Street
approximately 1,020ft. northwest of site

Existing View





**BETHANY ASSEMBLY OF GOD
MA054**

580 Main Street, Agawam, MA 01001

**120ft. MONOPINE
SIMULATION**

View #17 from Harvey Johnson Drive
approx. 1,040ft. north-northwest of site



K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CA0\ZD\ECor-CB.dwg 11/01/24 9:55 AM by christopher.strange



BETHANY ASSEMBLY OF GOD
SITE ADDRESS (E-911 TBD)

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY
LATITUDE: 42° 04' 31.29" N
LONGITUDE: 72° 37' 02.54" W
TAX/PIN #: K11_2_28
ZONING: N/A

AGAWAM POLICE DEPARTMENT
681 SPRINGFIELD ST
FEEDING HILLS, MA 01030
PHONE: (413) 786-4767
ATTN.: CUSTOMER SERVICE

AGAWAM FIRE DEPARTMENT
800 MAIN ST
AGAWAM, MA 01001
PHONE: (413) 786-2662
ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS

JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

TOWER HEIGHT:
115' (120' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 25013C0403E DATED 07/16/2013 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
DIAMOND COMMUNICATIONS
120 MOUNTAIN AVE
SPRINGFIELD, NJ 07081
PHONE: (727) 773-2221
ATTN: RICH HUBER

POWER COMPANY
EVERSOURCE ENERGY
PHONE: (877) 659-6326
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
BETHANY ASSEMBLY OF GOD
580 MAIN ST
AGAWAM, MA 01001
PHONE: N/A
ATTN.: N/A

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (678) 894-3618
ATTN.: CHRISTOPHER STRANGE

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 3)
--	SITE SURVEY (SHEET 2 OF 3)
--	SITE SURVEY (SHEET 3 OF 3)
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS

SHEET INDEX

THE TOWN OF AGAWAM PLANNING BOARD
36 MAIN ST
HAMPDEN, MA 01036
PHONE: (413) 786-0400
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2	10/24/24	CONSTRUCTION	DMF
1	02/14/24	CONSTRUCTION	DMF
0	01/19/24	CONSTRUCTION	DMF

LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

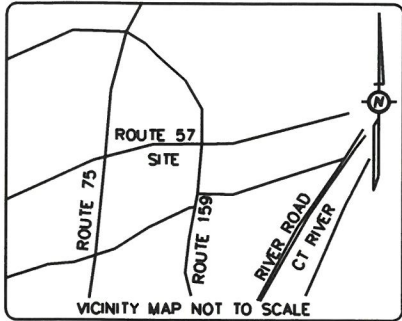
CDS

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1



PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
TAX ID #: K11 2 28
DEED BOOK 4332, PAGE 342
DEED BOOK 4332, PAGE 48

THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

ZONING: (AG) - AGRICULTURAL DISTRICT

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54" W ±20'

GROUND ELEVATION AT BASE OF PROPOSED TOWER
89.7' ±3' NAVD 1988

STATE ROUTE 57
VARIABLE WIDTH PUBLIC RIGHT OF WAY

PARENT PARCEL

TOWER LEASE

PARKING LOT

PARKING LOT

BETHANY ASSEMBLY OF GOD

ACCESS/UTILITY EASEMENT

MON 1: 6" X 6" GRANITE MONUMENT WITH LEAD PLUG POC TOWER LEASE AREA & ACCESS/UTILITY EASEMENT N: 2854511.20', E: 352847.25'

MON : 6" X 6" GRANITE MONUMENT WITH LEAD PLUG N: 2853998.08', E: 353497.10'

PARENT PARCEL

LANDS N/F BETHANY ASSEMBLY OF GOD PID K11 2 28

ALLEN STREET
50' WIDE PUBLIC RIGHT OF WAY

STEWART LANE

PARKER STREET

MAIN STREET A.K.A. ROUTE 159
VARIABLE WIDTH PUBLIC RIGHT OF WAY

LANDS N/F JAMES L. HEALY PID J11 2 13

LANDS N/F EDIK Y. BUBUZA PID J11 2 12

LEGEND:

- : SET 5/8" REBAR, OR AS NOTED
- : FOUND 1/2" REBAR, OR AS NOTED
- : FOUND MONUMENT, OR AS NOTED
- (---) : RECORD DESCRIPTION DATA
- P.O.T. : POINT OF TERMINUS
- P.O.B. : POINT OF BEGINNING
- P.O.C. : POINT OF COMMENCEMENT
- : FENCE AS NOTED
- OH— : OVER HEAD UTILITY LINES
- ⊕ : WOOD UTILITY POLE
- ⊞ : ELECTRIC TRANSFORMER
- ⊞ : TELCO PEDESTAL
- ⊞ : HAND HOLE
- N/A : NOT AVAILABLE
- N/F : LANDS NOW/FORMERLY
- ⚡ : FLOOD LIGHT
- ◇ : UNDERGROUND FIBER MARKER

AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,200,000	50±
TOWER LEASE	2,500	0.06
ACCESS/UTILITY EASEMENT	27,111	0.62



BAR GRAPH 1 inch = 250 ft.

MA054 BETHANY ASSEMBLY OF GOD 8-24-2024.DWG

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN
MURPHY

Professional Land Surveying

10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : jonathan@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

Jon J. Raitt

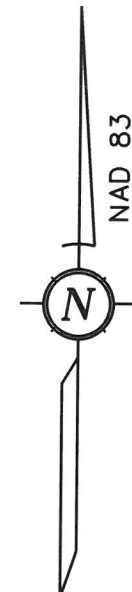
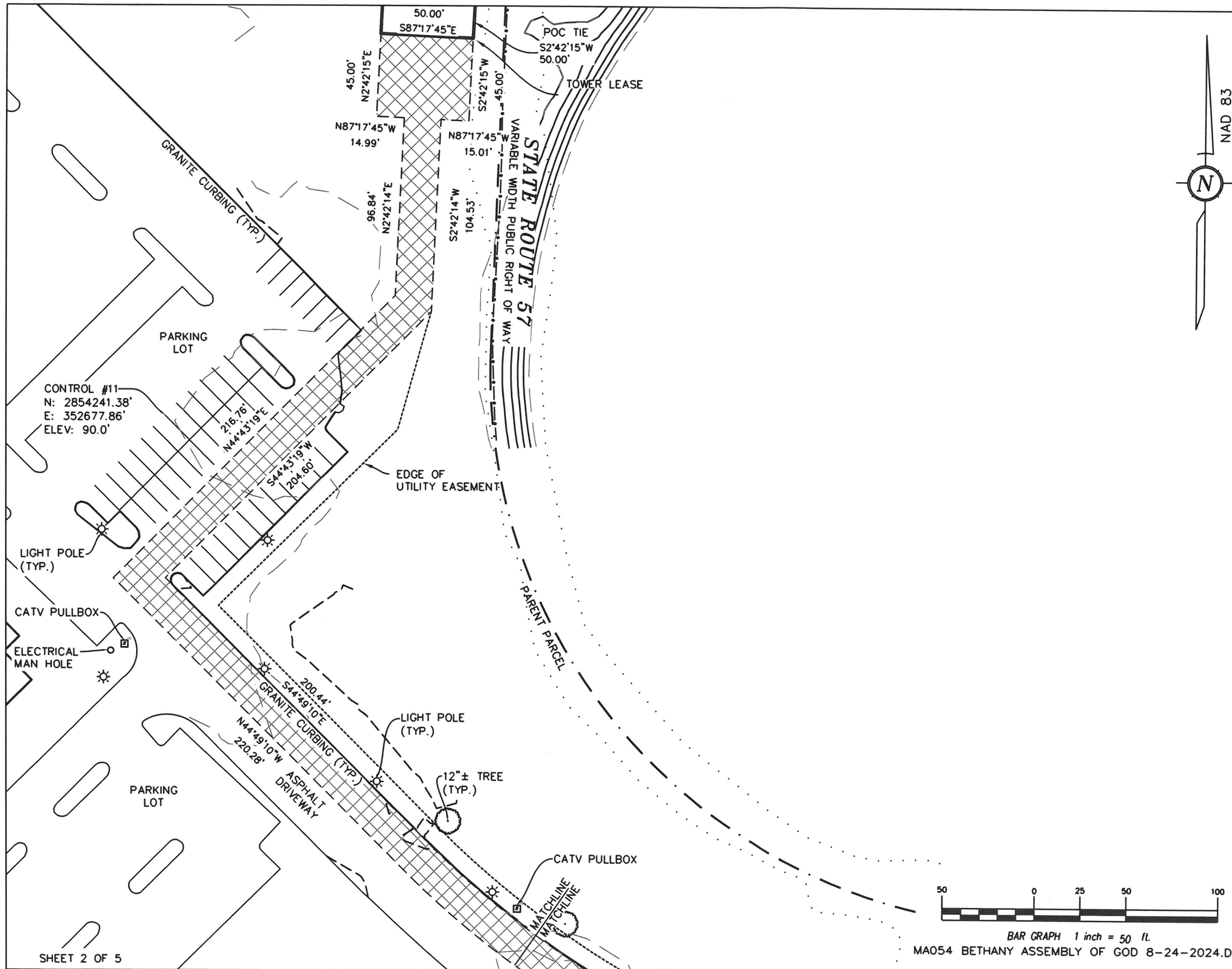
LITTLE RIVER LAND SURVEYING

SURVEYOR

JERAMIAH J. RAITT

DATE: 10/30/2024





RAW LAND SURVEY

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Jeremiah J. Raitt

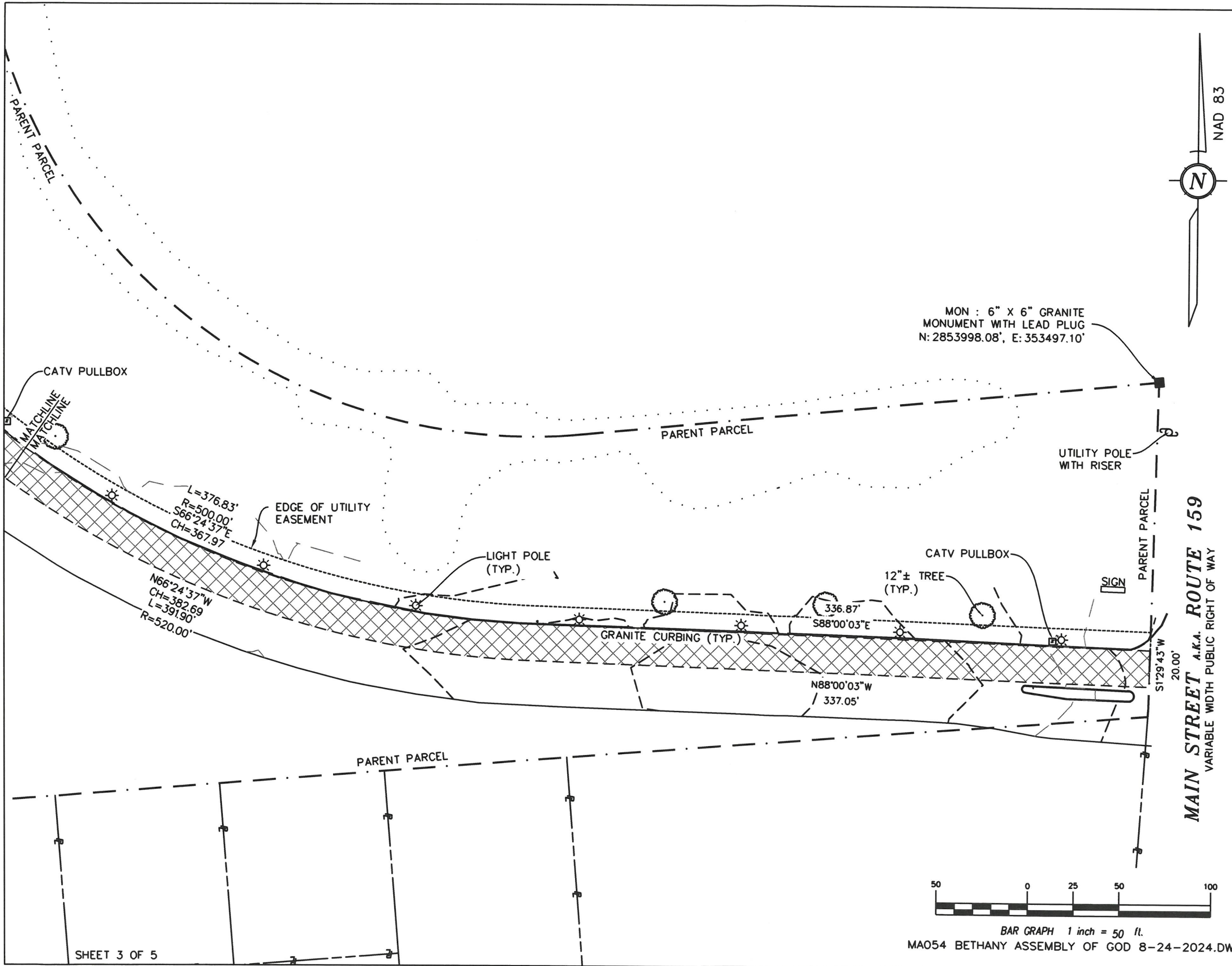
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



BAR GRAPH 1 inch = 50 ft.

MA054 BETHANY ASSEMBLY OF GOD 8-24-2024.DWG



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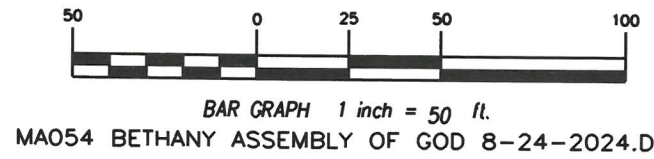
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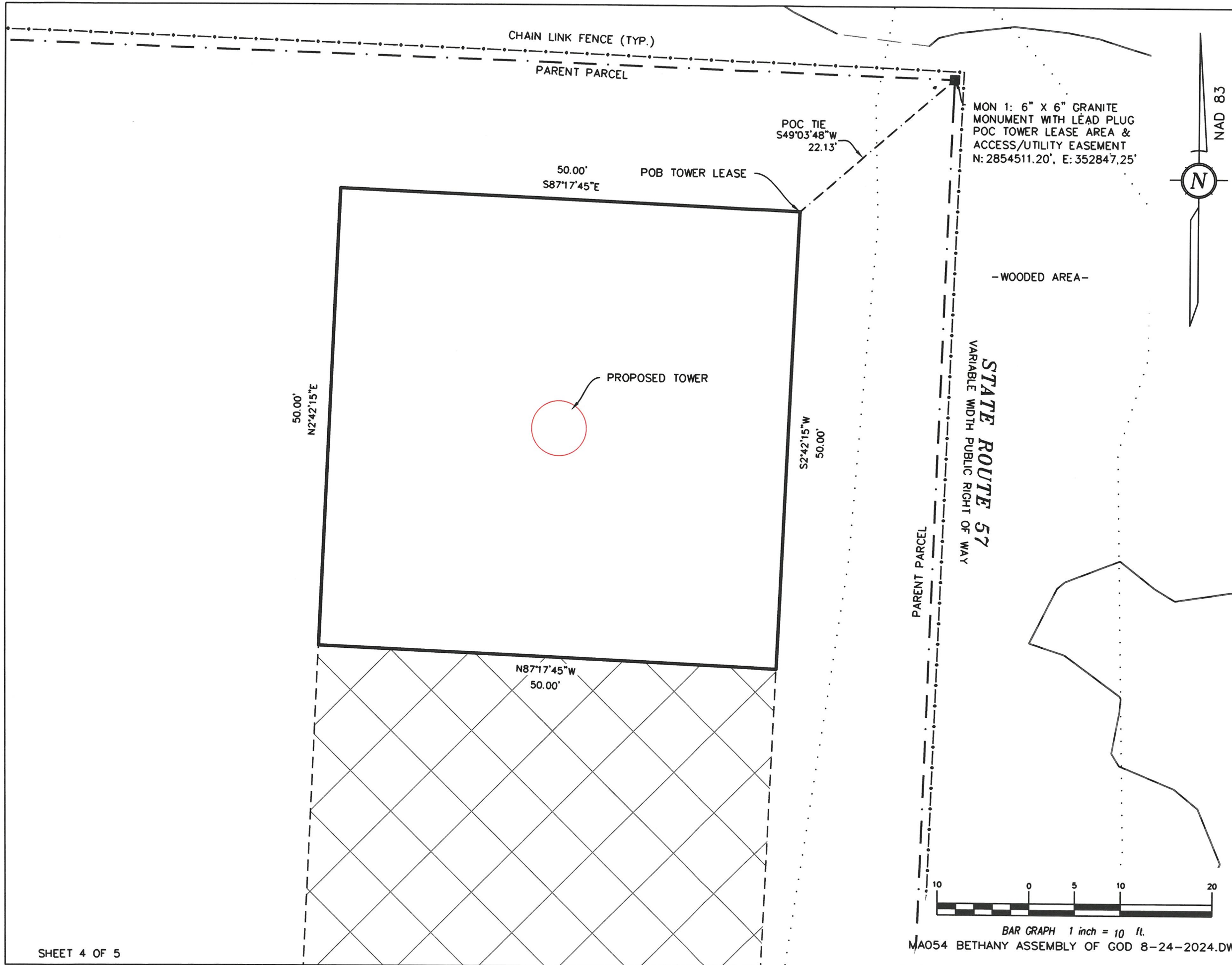
Jeremiah J. Raitt
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



FIELD DATE: 08/14/2023





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Jeremiah J. Raitt
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

EXHIBIT "A"
SITUATED IN THE COUNTY OF HAMPDEN AND STATE OF MASSACHUSETTS AND DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT A POINT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF THOMAS AND ANNA RUSSO IN THE TOWN OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS
THENCE S. 85° 33' 05" W. A DISTANCE OF 1730.60 FEET ALONG A LAND COURT PLAN NO. 249648, TO A POINT;
THENCE S. 15° 04' 22" E. A DISTANCE OF 586.19 FEET ALONG SAID LAND COURT PLAN TO A BOUND;
THENCE N. 80° 43' 32" W. A DISTANCE OF 63.75 FEET ALONG THE LAND NOW OR FORMERLY OF B.& M. TUCCI;
THENCE N. 88° 28' 51" W. A DISTANCE OF 288.42 FEET ALONG LAND NOW OR FORMERLY OF SAID TUCCI TO AN IRON PIN;
THENCE S. 82° 20' 08" W. A DISTANCE OF 204.25 FEET TO A POINT;
THENCE S. 87° 08' 04" W. A DISTANCE OF 78.67 FEET TO AN IRON PIN AT LAND NOW OR FORMERLY OF ONE CALABRESE;
THENCE N. 34° 42' 40" W. A DISTANCE OF 542.17 FEET ALONG THE LAND OF CALABRESE TO A POINT;
THENCE N. 21° 10' 11" E. A DISTANCE OF 327.67 FEET ALONG THE LAND NOW OR FORMERLY OF ONE DELOGHIA TO A POINT;
THENCE N. 11° 27' 02" E. A DISTANCE OF 481.44 FEET ALONG THE LAND NOW OR FORMERLY OF DELOGHIA TO A POINT ON THE SOUTHERLY SIDE OF ROUTE 57;
THENCE N. 72° 55' 32" E. A DISTANCE OF 73.00 FEET TO A BOUND;
THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4900.75 FEET AN ARC LENGTH OF 1646.79 FEET TO A POINT;
THENCE S. 87° 49' 30" E. A DISTANCE OF 394.14 FEET TO A BOUND, THE LAST THREE COURSES BEING ALONG THE SOUTHERLY SIDE OF ROUTE 57;
THENCE S. 2° 10' 30" W. A DISTANCE OF 234.37 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 385.71 FEET TO AN IRON PIN, THE LAST TWO COURSES BEING ALONG THE RAMP TO ROUTE 57;
THENCE S. 4° 26' 55" E. A DISTANCE OF 198.92 FEET ALONG THE LAND NOW OR FORMERLY OF RUSSO TO THE POINT OF BEGINNING.
BEING THE PREMISES SHOWN AS LAND OF ALBERT J. AND JENNIE M. CHRISTOPHER, SAID TO CONTAIN 49.2 ACRES OF LAND, AS SHOWN ON A PLAN OF LAND PREPARED FOR BETHANY ASSEMBLY OF GOD,

TRACT 2:
BEGINNING AT A GRANITE BOUND ON THE WESTERLY SIDE OF MAIN STREET IN THE TOWN OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS SAID GRANITE BOUND BEING THE INTERSECTION OF THE RAMP OF ROUTE 57, AND THE WESTERLY SIDELINE OF MAIN STREET AS SHOWN IN PLAN BOOK 64, PAGES 73 AND 74, HAMPDEN COUNTY REGISTRY OF DEEDS.
THENCE S. 1° 30' 40" W. A DISTANCE OF 178.84 FEET ALONG THE WESTERLY SIDE OF MAIN STREET TO AN IRON PIN;
THENCE S. 3° 59' 20" W. A DISTANCE OF 3.89 FEET ALONG THE WESTERLY SIDE OF MAIN STREET TO THE LAND OF B. SCHABOWSKI;
THENCE S. 85° 33' 05" W. A DISTANCE OF 419.00 FEET ALONG THE LAND OF SCHABOWSKI AND HAMAR TO A POINT;
THENCE N. 4° 26' 55" E. A DISTANCE OF 198.92 FEET ALONG THE LAND OF ALBERT AND JENNIE CHRISTOPHER TO THE SIDELINE OF THE RAMP TO ROUTE 57;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 126.40 FEET TO A GRANITE BOUND;
THENCE N. 84° 22' 10" E. A DISTANCE OF 315.00 FEET TO A GRANITE BOUND ON THE WESTERLY SIDE OF MAIN STREET AT THE POINT OF BEGINNING.

TAX ID NO: K11 2 28

DERIVATION CLAUSE
BEING THE SAME PROPERTY CONVEYED TO BETHANY ASSEMBLY OF GOD, A RELIGIOUS CORPORATION, GRANTEE, FROM ALBERT J. CHRISTOPHER AND GIOVANNA M. CHRISTOPHER, ALSO KNOWN AS JENNIE M. CHRISTOPHER, HUSBAND AND WIFE, GRANTOR BY DEED RECORDED 10/05/1976, AS BOOK 4332, PAGE 48 OF HAMPDEN COUNTY RECORDS.
AND
BEING THE SAME PROPERTY CONVEYED TO BETHANY ASSEMBLY OF GOD, A RELIGIOUS CORPORATION, GRANTEE, FROM THOMAS J. RUSSO, JR. AND ANNA M. RUSSO, GRANTOR BY DEED RECORDED 09/23/1976, AS BOOK 4327, PAGE 132 OF HAMPDEN COUNTY RECORDS.

LEGAL DESCRIPTION: TOWER LEASE (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF AGAWAM, COUNTY OF HAMPDEN, STATE OF MASSACHUSETTS, DESCRIBED IN DEED BOOK 4332, PAGES 48 AND 342, AND FURTHER DESCRIBED AS:
COMMENCING AT A 6" X 6" GRANITE MONUMENT WITH LEAD PLUG ON THE SOUTHERLY SIDE OF STATE ROUTE 57, HAVING MAINE STATE PLANE COORDINATES, MASSACHUSETTS MAINLAND ZONE, N:2854511.20', E:352847.25',
THENCE, S 49° 03' 48" W FOR A DISTANCE OF 22.13 FEET TO THE POINT OF BEGINNING;
THENCE, S 02° 42' 15" W FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, N 02° 42' 15" E FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, S 87° 17' 45" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,500 SQFT -OR- 0.06 ACRES.

LEGAL DESCRIPTION: ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF AGAWAM, COUNTY OF HAMPDEN, STATE OF MASSACHUSETTS, DESCRIBED IN DEED BOOK 4332, PAGES 48 AND 342, AND FURTHER DESCRIBED AS:
COMMENCING AT A 6" X 6" GRANITE MONUMENT WITH LEAD PLUG ON THE WESTERLY SIDE OF MAIN STREET, ALSO KNOWN AS ROUTE 159, HAVING MAINE STATE PLANE COORDINATES, MASSACHUSETTS MAINLAND ZONE, N:2853998.08', E:353497.10'
THENCE, S 49° 03' 48" W FOR A DISTANCE OF 22.13 FEET TO A POINT ON AN EXISTING 2,500 SQFT TOWER LEASE;
THENCE, ALONG SAID LEASE, S 02° 42' 15" W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE, DEPARTING SAID LEASE, S 02° 42' 15" W FOR A DISTANCE OF 45.00 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 15.01 FEET TO A POINT;
THENCE, S 02° 42' 14" W FOR A DISTANCE OF 104.53 FEET TO A POINT;
THENCE, S 44° 43' 19" W FOR A DISTANCE OF 204.60 FEET TO A POINT;
THENCE, S 44° 49' 10" E FOR A DISTANCE OF 200.44 FEET TO THE BEGINNING OF A CURVE,
THENCE, ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 10' 53.4", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 66° 24' 37" E FOR A DISTANCE OF 367.97 FEET TO A POINT;
THENCE, S 88° 00' 03" E FOR A DISTANCE OF 336.87 FEET TO A POINT LYING ON THE WESTERN RIGHT OF WAY OF MAIN STREET A.K.A. ROUTE 159, A DEDICATED PUBLIC RIGHT OF WAY;
THENCE, ALONG SAID RIGHT OF WAY, S 01° 29' 43" W FOR A DISTANCE OF 20.00 FEET TO A POINT;
THENCE, DEPARTING SAID RIGHT OF WAY, N 88° 00' 03" W FOR A DISTANCE OF 337.05 FEET TO THE BEGINNING OF A CURVE,
THENCE, ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 10' 53.4", HAVING A RADIUS OF 520.00 FEET, AND WHOSE LONG CHORD BEARS N 66° 24' 37" W FOR A DISTANCE OF 382.69 FEET TO A POINT;
THENCE, N 44° 49' 10" W FOR A DISTANCE OF 220.28 FEET TO A POINT;
THENCE, N 44° 43' 19" E FOR A DISTANCE OF 216.76 FEET TO A POINT;
THENCE, N 02° 42' 14" E FOR A DISTANCE OF 96.84 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 14.99 FEET TO A POINT;
THENCE, N 02° 42' 15" E FOR A DISTANCE OF 45.00 FEET TO A POINT ON SAID LEASE;
THENCE, ALONG SAID LEASE, S 87° 17' 45" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 27,111 SQFT -OR- 0.62 ACRES.

RAW LAND SURVEY

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LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



FIELD DATE: 08/14/2023

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054-CA0\ZD\ECor-C06.dwg 10/24/24 10:59 AM by: Juan Reyes

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD••AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45' CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 2.121 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±½" IN 10'.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

JAR

CDS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

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TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'-1"
SOUTH	712'-7"
EAST	45'-0"
WEST	1,325'-3"
CHURCH	373'-10"
NEAREST RESIDENCE	433'-11"

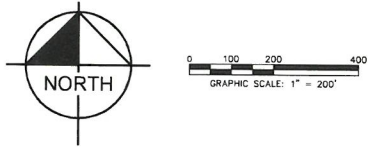
- SURVEY NOTE:**
1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

1

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OVERALL AERIAL PARCEL PLAN

SCALE: 1:200



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

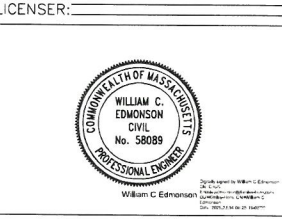
580 MAIN ST
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SHEET TITLE:

**OVERALL AERIAL
PARCEL PLAN**

SHEET NUMBER:

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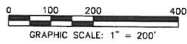
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TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'-1"
SOUTH	712'-7"
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- SURVEY NOTE:**
- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
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1 OVERALL PARCEL TOPO
C0.1 SCALE: 1:200



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SITE No.: MA054

580 MAIN ST
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HAMPDEN COUNTY

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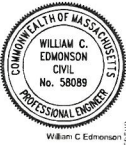
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SHEET TITLE:

OVERALL PARCEL
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SHEET NUMBER:

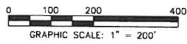
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SURVEY NOTE:
1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

1 OVERALL PARCEL PLAN
C0.2 SCALE: 1:200

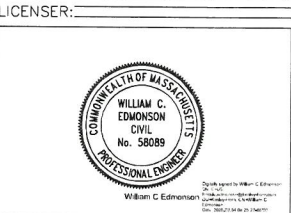


PROJECT INFORMATION:
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BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
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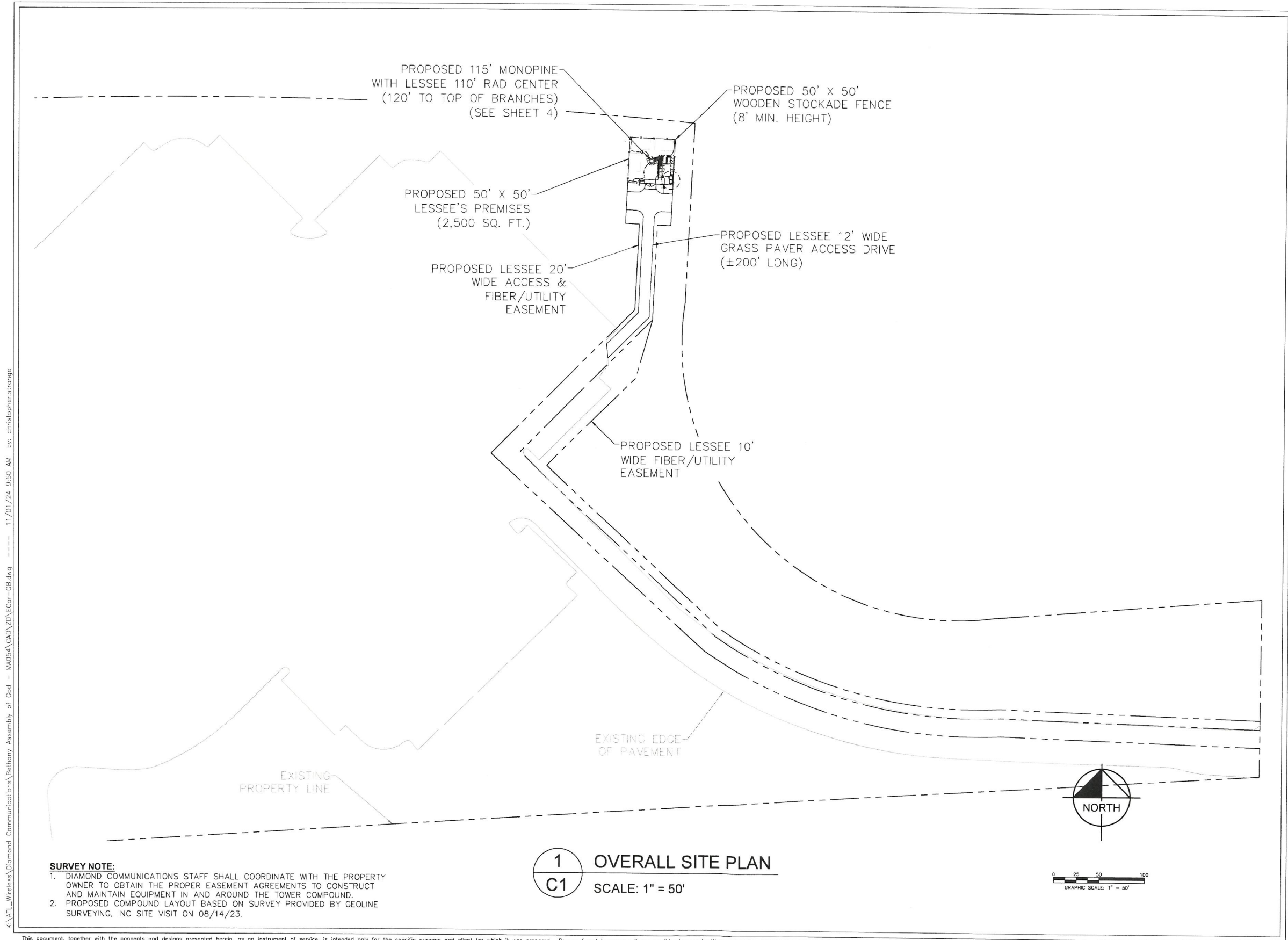


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SHEET TITLE:
OVERALL PARCEL PLAN

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PROJECT INFORMATION:

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SITE No.: MA054

580 MAIN ST
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HAMPDEN COUNTY

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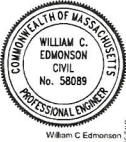
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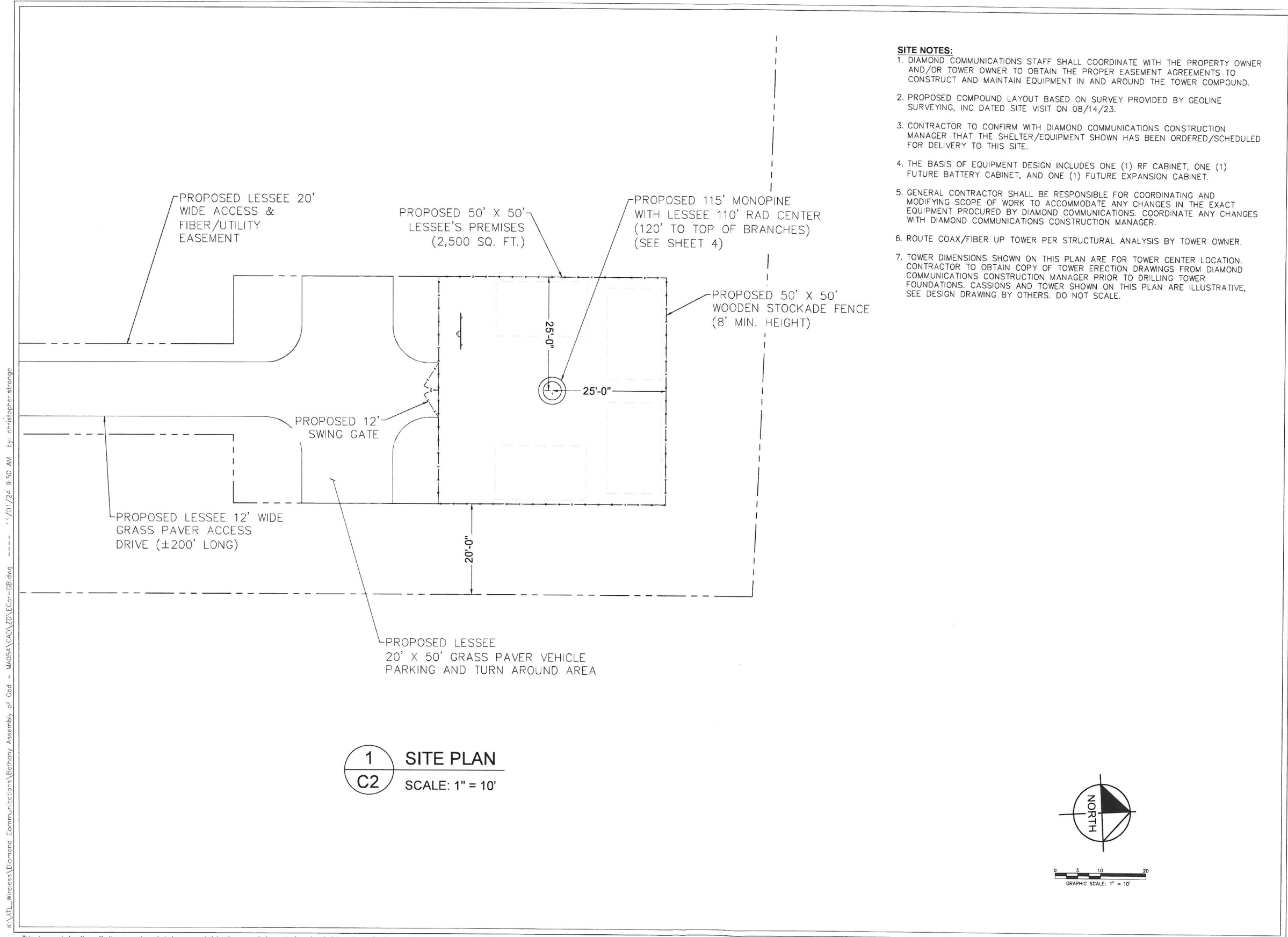
OVERALL SITE PLAN

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C1

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SITE No.: MA05A

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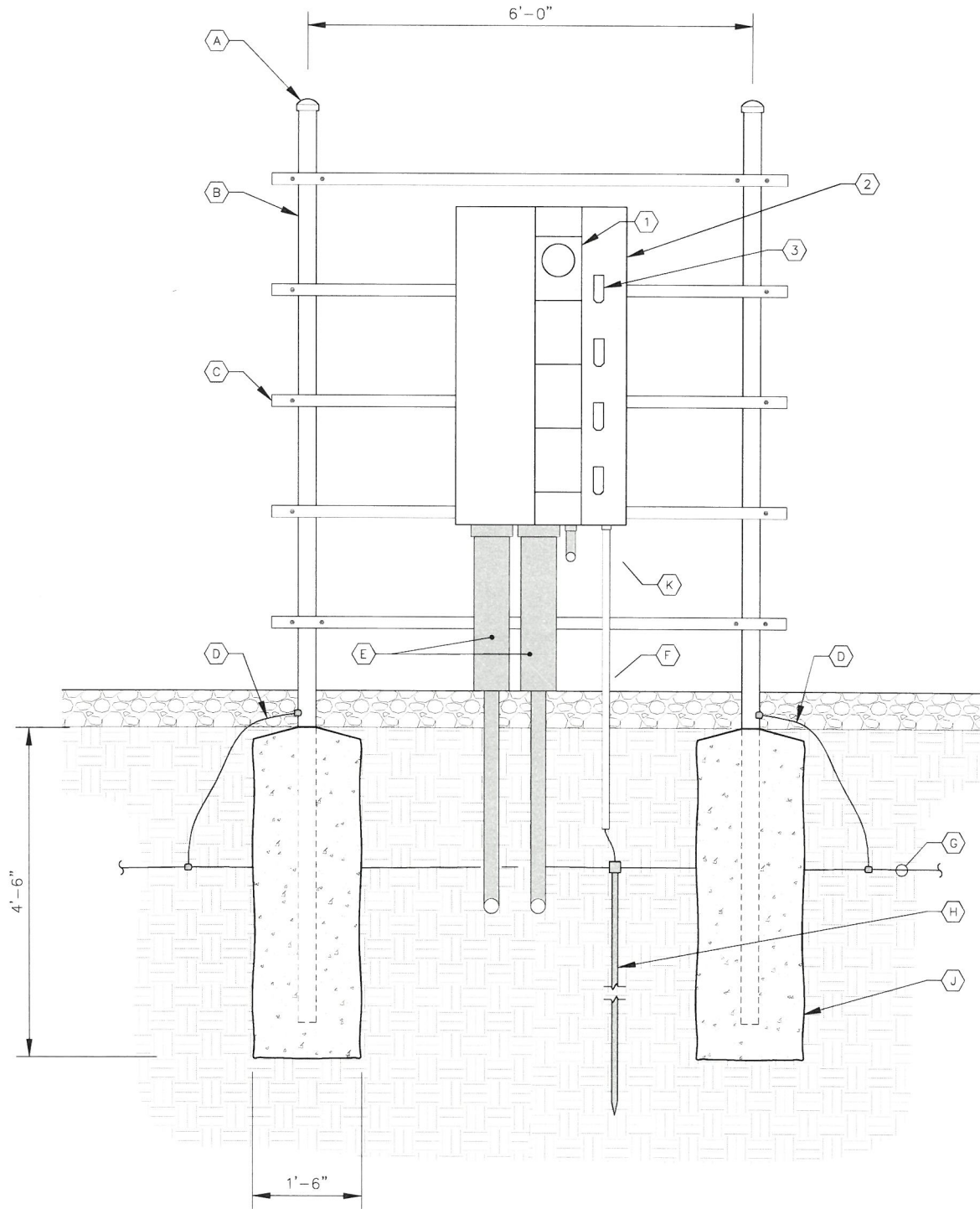
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KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A GALVANIZED RIGID STEEL CAP, TYPICAL.
- B 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C 1-5/8" x 1-5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN 3/4" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F 1" PVC WITH ONE (1) - 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G GROUND RING (SEE SHEETS E6-E7).
- H GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K 1/2" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 200 AMP METER SOCKET IN NEMA 3R ENCLOSURE, TYPICAL OF 4.
- 2 FURNISH AND INSTALL SERVICE ENTRANCE RATED GANGED METER CENTER WITH FOUR (4) - 200 AMP (22KAIC), 120/240 VOLT SINGLE PHASE SERVICE POSITIONS IN NEMA 3R ENCLOSURE. COORDINATE SPECIFIC REQUIREMENTS WITH LOCAL UTILITY.
- 3 200 AMP, 2 POLE (22KAIC) DISCONNECT CIRCUIT BREAKER FOR TOP METER ONLY. CONTRACTOR SHALL MOUNT THE METER CENTER SUCH THAT THE TOP CIRCUIT BREAKER IS NO MORE THAN 6' ABOVE GRADE.

1 EQUIPMENT RACK DETAILS - FRONT
C3 NOT TO SCALE



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Kimley»Horn

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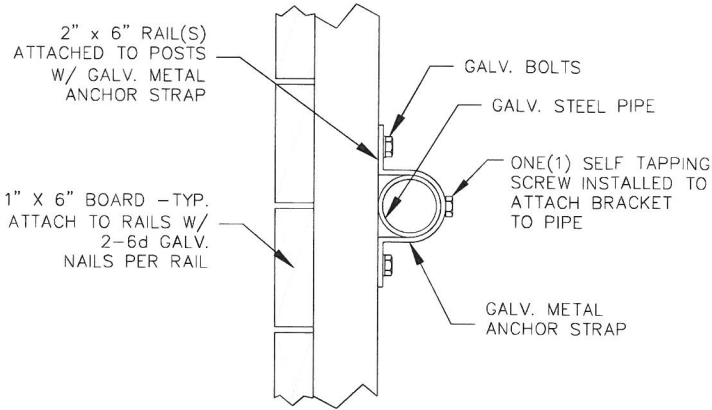
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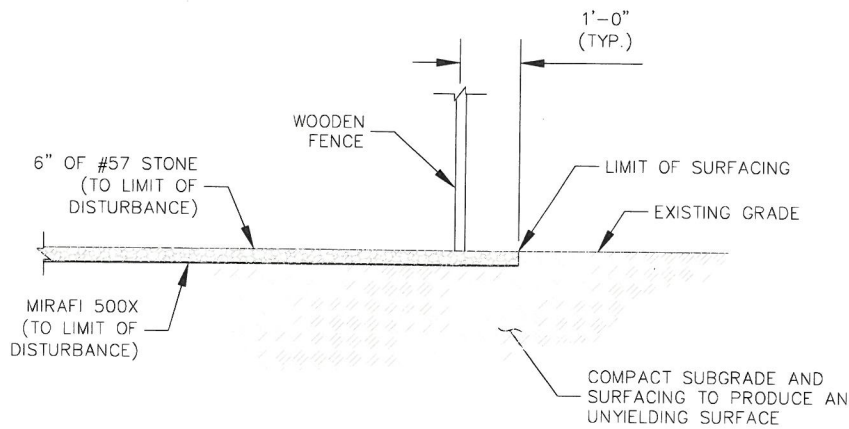
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FENCE NOTES:

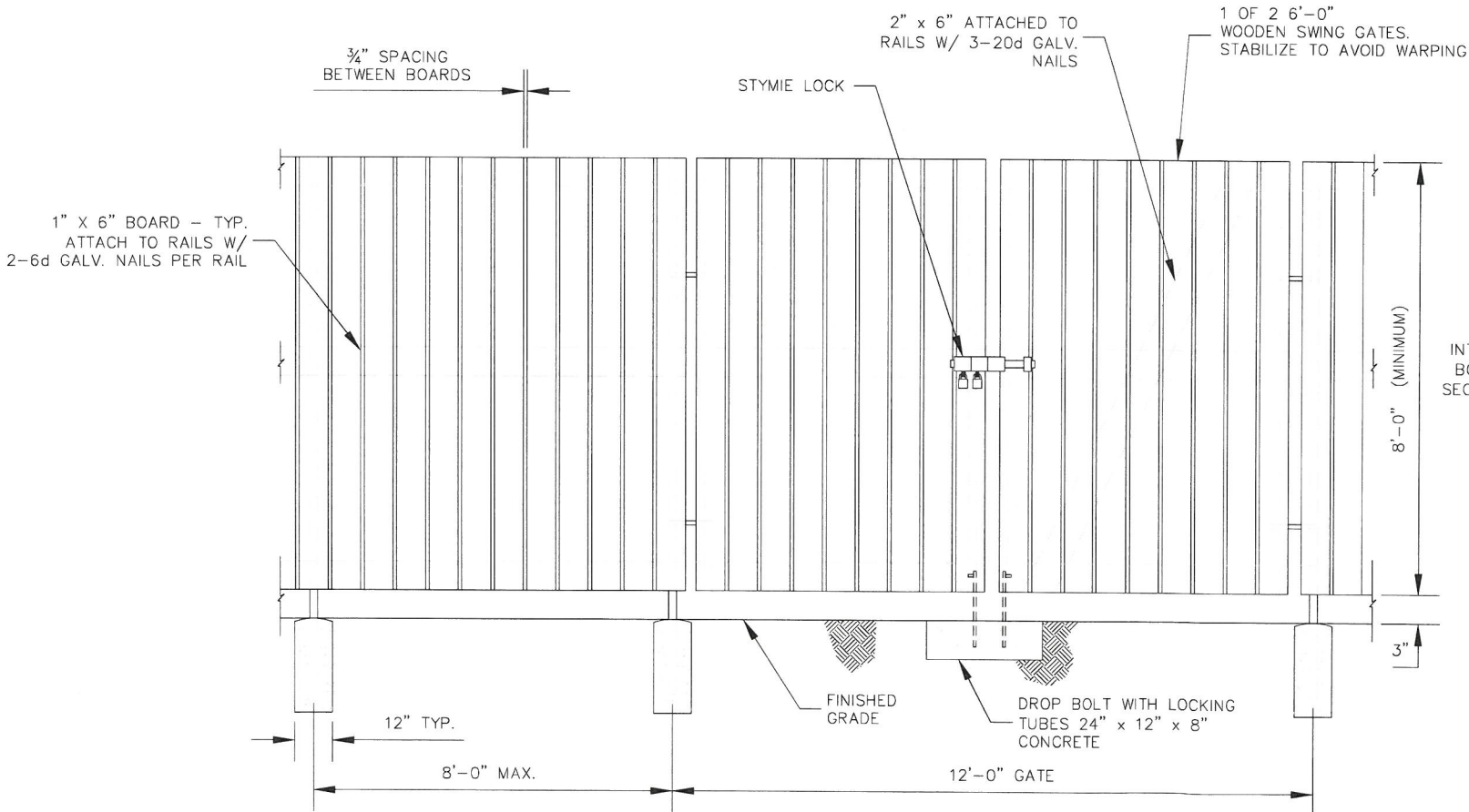
- 1. USE 3000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
- 2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
- 3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
- 4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
- 5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
- 6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



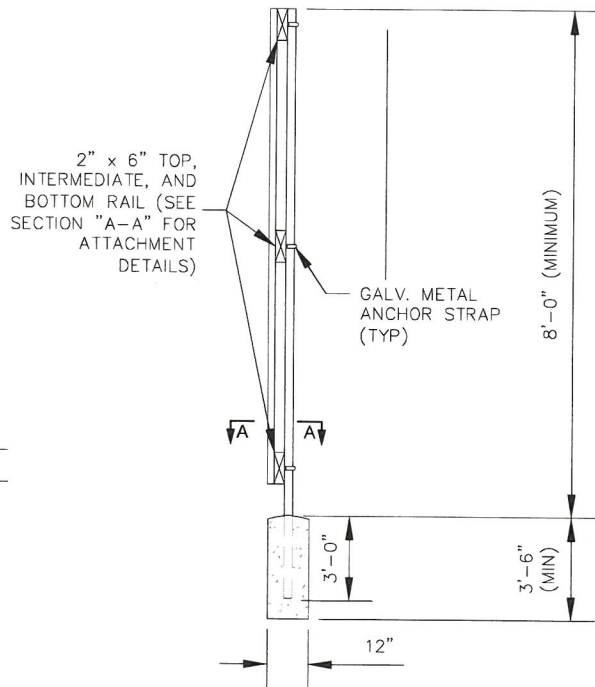
SECTION "A-A"
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3
C4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1
C4 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2
C4 SIDE ELEVATION VIEW
NOT TO SCALE



PROJECT INFORMATION:

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580 MAIN ST
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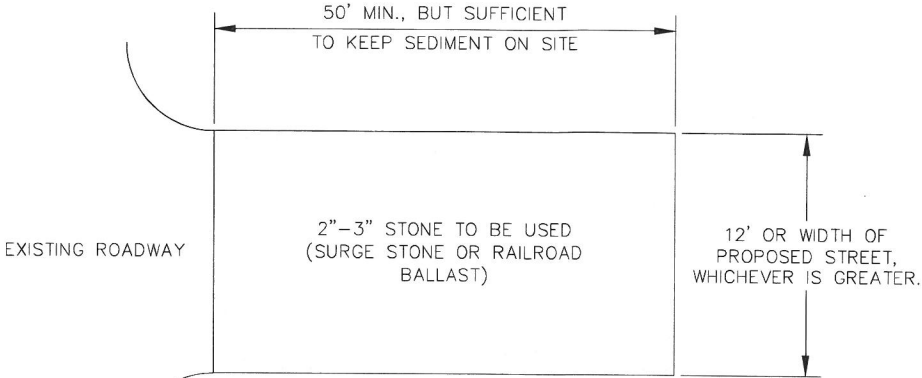
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FENCE, GATE, AND
COMPOUND
DETAILS

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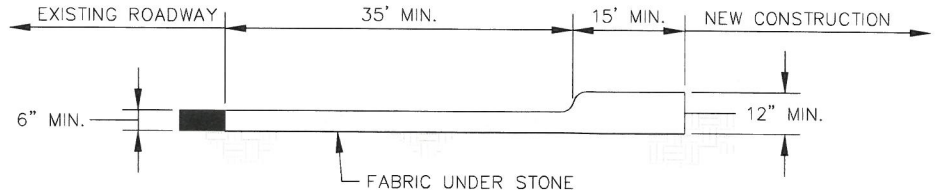
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PLAN

- NOTES:
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
 2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
 3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



CROSS SECTION

1
C5 **CONSTRUCTION ENTRANCE**
NOT TO SCALE



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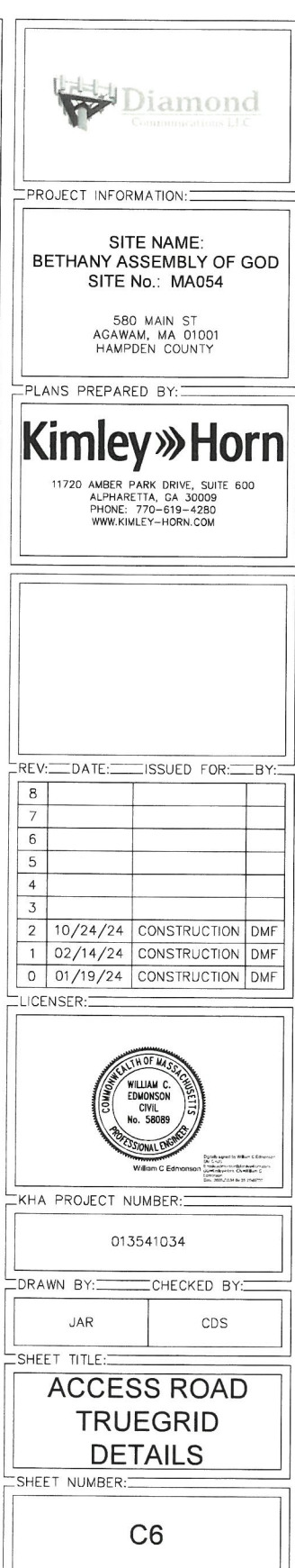
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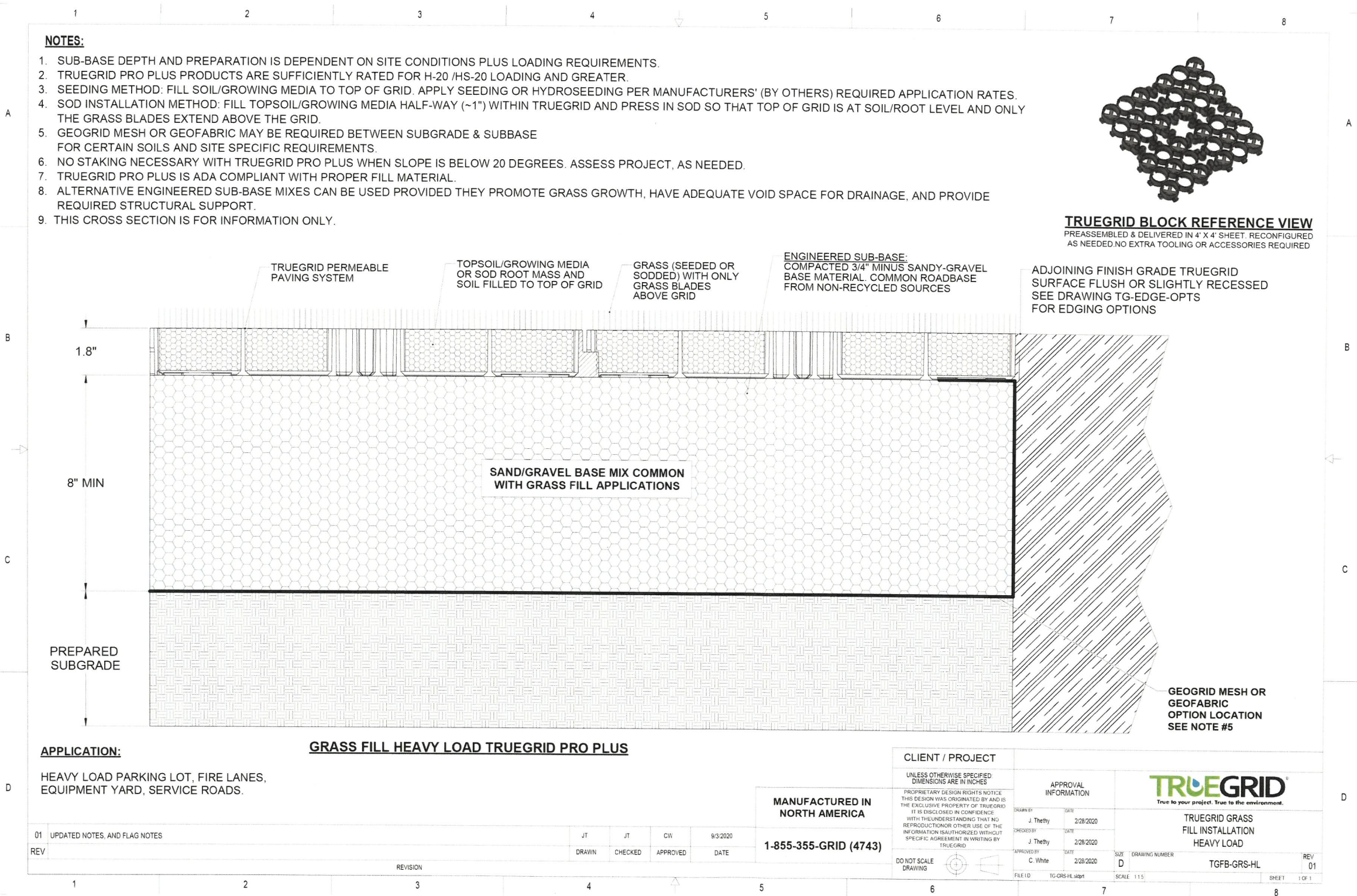
**ACCESS ROAD
DETAILS**

SHEET NUMBER:

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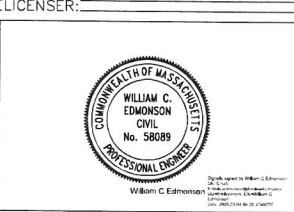
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LICENSER:

The seal is circular with a double-lined border. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "PROFESSIONAL ENGINEER" at the bottom. The center of the seal contains the text "WILLIAM C. EDMONSON CIVIL No. 58089".

William C. Edmonson

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JAR		CDS	

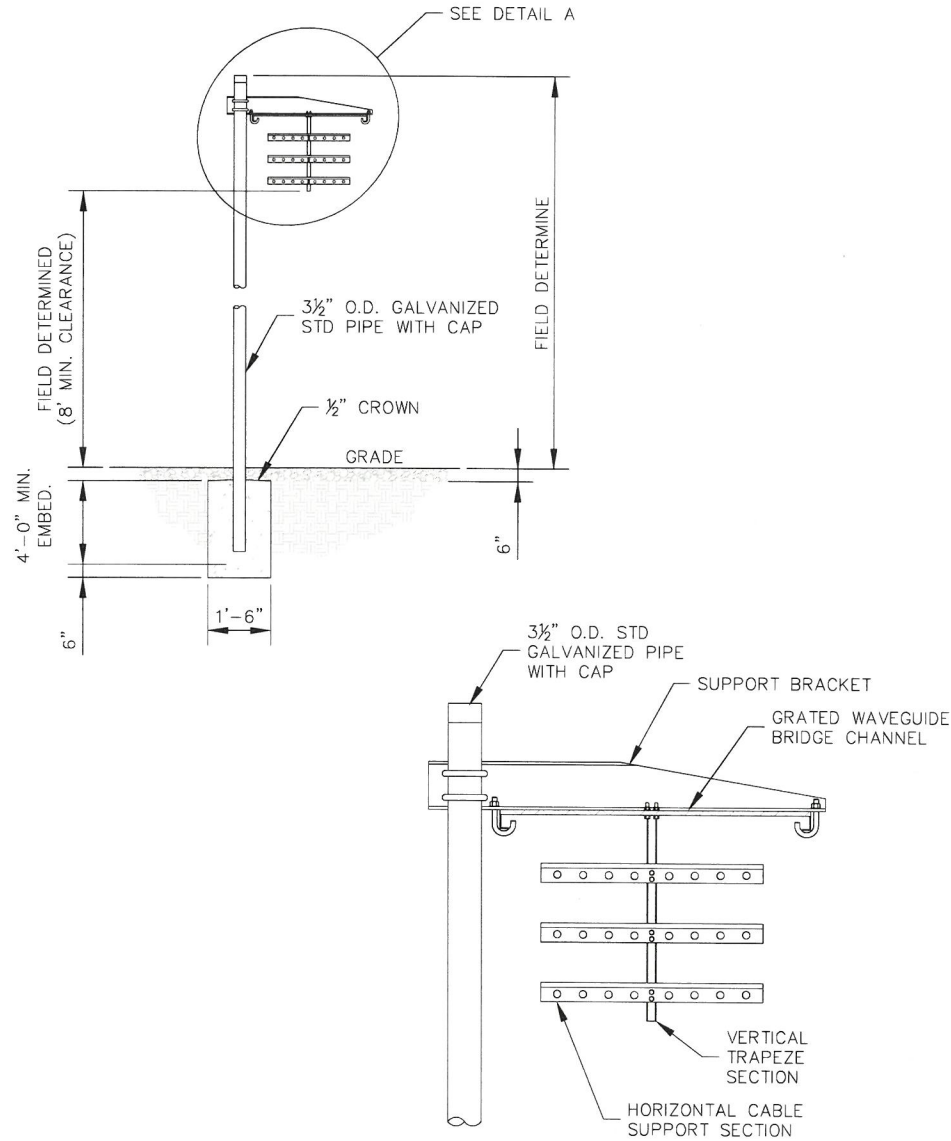
SHEET TITLE: _____

**SITE SIGNAGE
DETAILS**

SHEET NUMBER: _____

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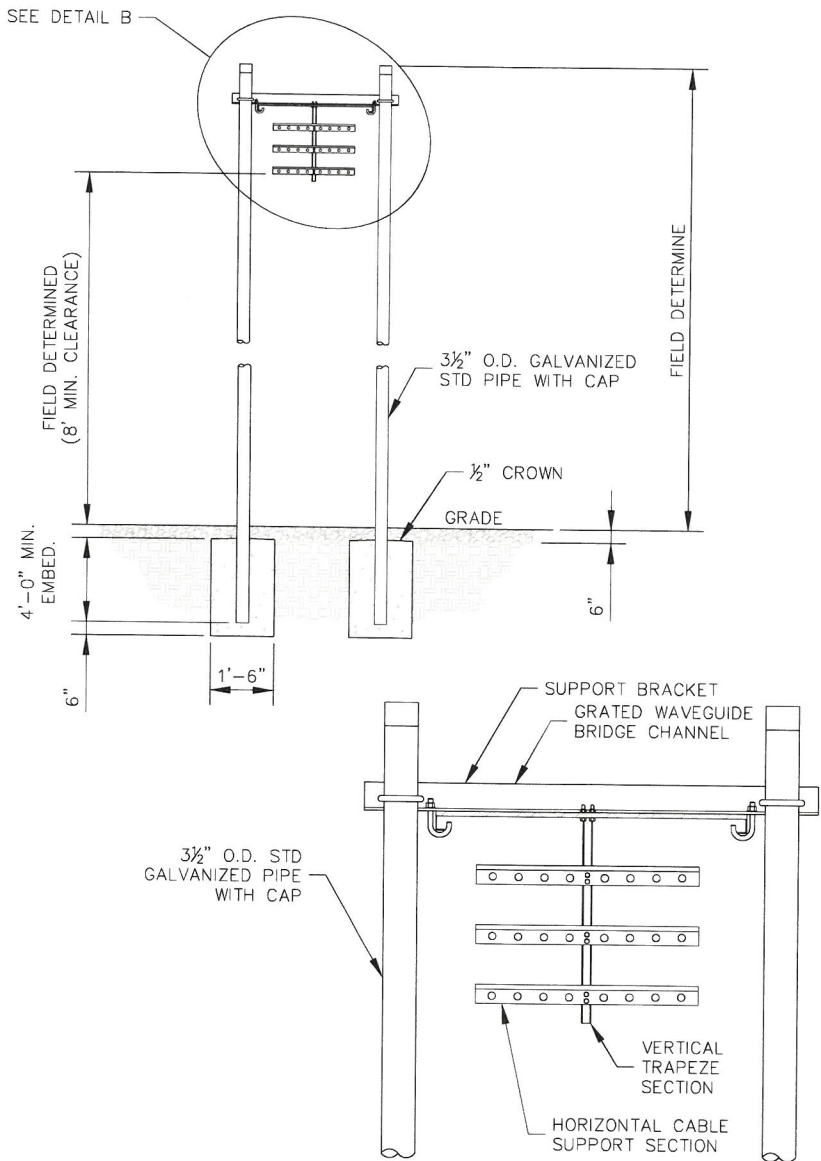
DETAIL A

ANDREW 1 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K210-B15, OR APPROVED EQUIVALENT)

NOTE:

- 1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL
C9 NOT TO SCALE



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K410-B15, OR APPROVED EQUIVALENT)

NOTE:

- 1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)
C9 NOT TO SCALE



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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7			
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3			
2	10/24/24	CONSTRUCTION	DMF
1	02/14/24	CONSTRUCTION	DMF
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KHA PROJECT NUMBER:

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DRAWN BY:

JAR

CHECKED BY:

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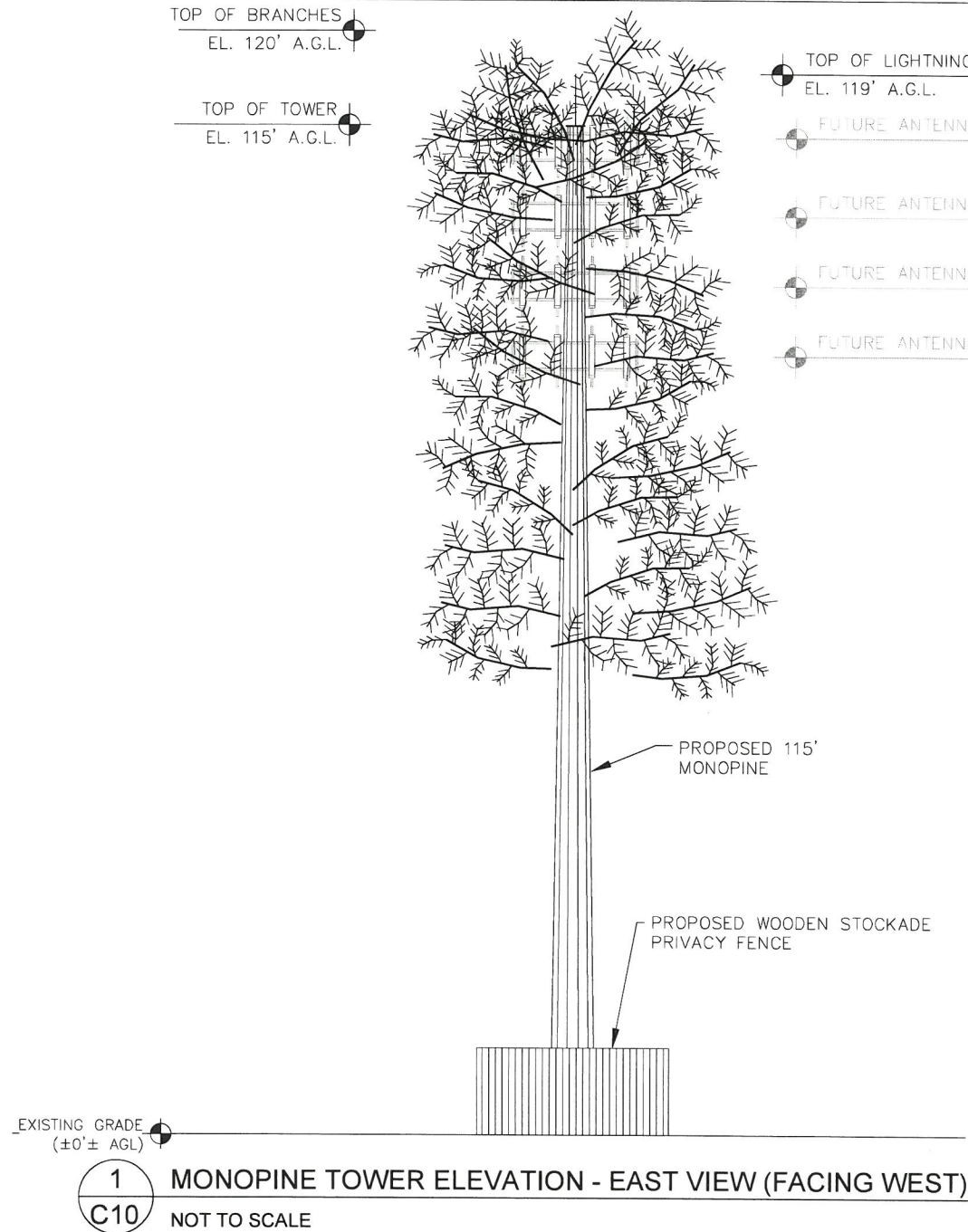
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WAVEGUIDE
BRIDGE DETAILS

SHEET NUMBER:

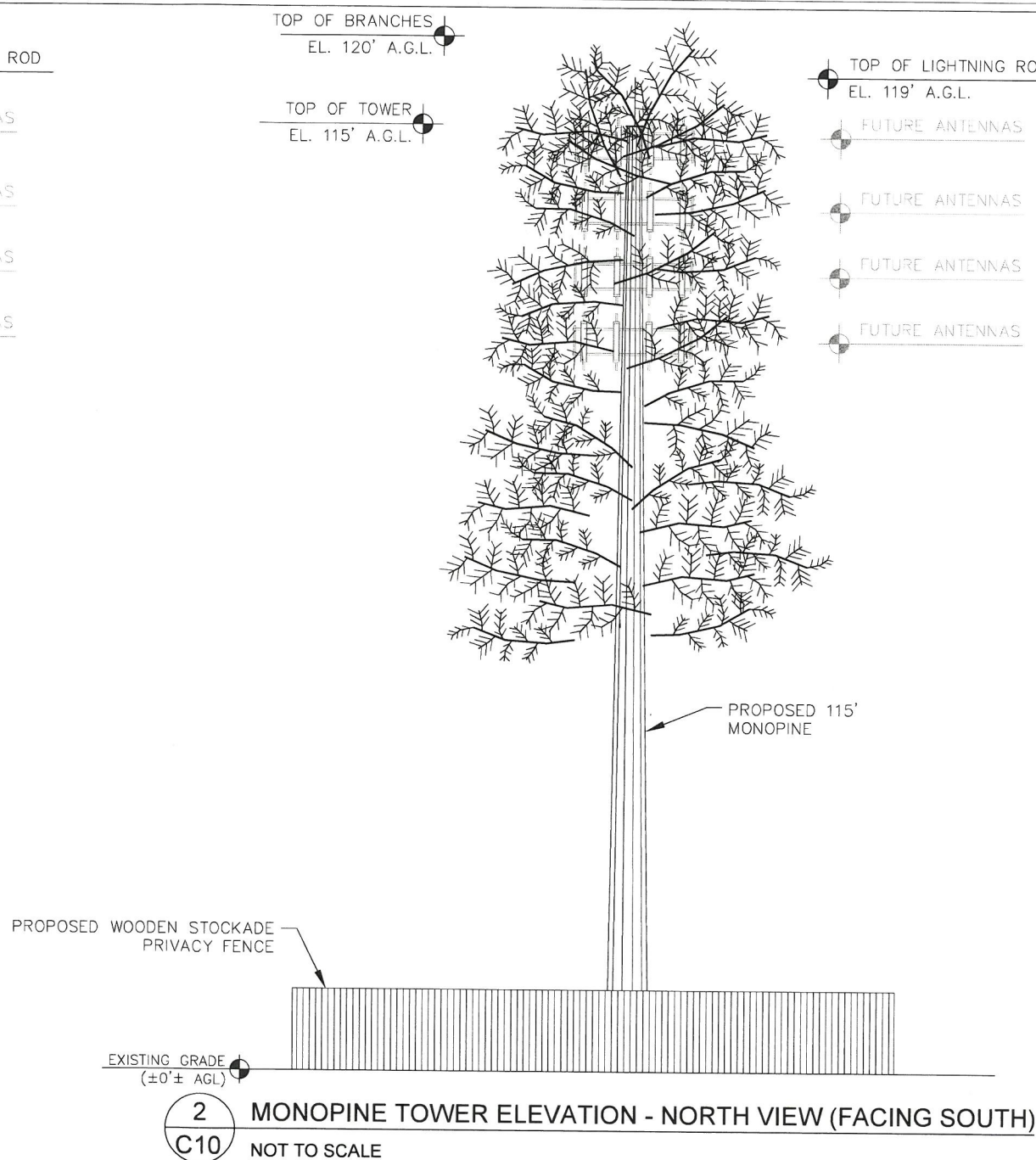
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NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY DIAMOND COMMUNICATIONS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE DIAMOND COMMUNICATION CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.



NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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2	10/24/24	CONSTRUCTION	DMF
1	02/14/24	CONSTRUCTION	DMF
0	01/19/24	CONSTRUCTION	DMF

LICENSER:

**FOR ILLUSTRATIVE
PURPOSES ONLY-
NO SIGNATURE
REQUIRED**

KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

CDS

SHEET TITLE:

**ANTENNA AND
TOWER ELEVATION
DETAILS**

SHEET NUMBER:

C10

Copyright Kimley-Horn and Associates, Inc., 2023

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Town of Agawam
Inspection Services Department
1000 Suffield Street, Agawam, Massachusetts 01001
Telephone - (413) 821-0632

Kevin Duquette
Inspector of Buildings
inspections@agawam.ma.us

April 17, 2025

To: Office of Planning and Community Development:

Re: Zone Change Application- 580 Main Street- Planning Board Meeting May 1, 2025- Comments;

Inspection Services has no Zoning issues or concerns for the proposed Zone Change for the above referenced address.

If the zone change is granted, comments for site plan review/ approval will be provided for compliance with section 180-90 of the Town's Zoning Ordinances.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

Site Plan Approval Application

Under the Town of Agawam Zoning Ordinance Section 180-13 Site Plans

Proposed Building Addition

Project Location:

223 Garden Street
Feeding Hills, Massachusetts 01030
(Parcel ID: G8-2-3)

Submitted To:

Town of Agawam Planning Board
36 Main Street
Agawam, Massachusetts 01001

Applicant & Property Owner:

MBNZ Holding Co.
c/o Mr. Nasser Zebian
223 Garden Street
Feeding Hills, Massachusetts 01030

RLA Project File No. 250214

April 17, 2025

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



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 - 2.1 ZONING DETERMINATION
 - 2.2 SITE PLAN APPROVAL APPLICATION – FORM D
3. PROJECT NARRATIVE
4. LOCUS MAP
5. DEED REFERENCE

LIST OF APPENDICES

APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: ARCHITECTURAL DRAWINGS

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rland.com



April 17, 2025

Violet Baldwin, Chairperson
Town of Agawam Planning Board
36 Main Street
Agawam, Massachusetts 01001

**RE: Site Plan Approval – Proposed Building Addition
223 Garden Street
Feeding Hills, Massachusetts 01030
(Parcel ID: G8-2-3)
RLA Project File No. 250214**

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant and property owner, MBNZ Holding Co. c/o Mr. Nasser Zebian, please find the requisite number of copies of a Site Plan Approval application and supporting documentation. The applicant proposes a building addition with associated site improvements to be located at the above-referenced property.

As required, a copy of this Site Plan Approval submission has been submitted 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.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Nina Fazio

Nina Fazio
Permitting Coordinator

A LAND PLANNING SERVICES COMPANY

2. ADMINISTRATIVE FORMS

2.1 ZONING DETERMINATION

2.2 SITE PLAN APPROVAL APPLICATION – FORM D



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 INSPECTION SERVICES
APR 10 2025
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	223 Garden Street				b. Zoning District	Business B				
c. Assessor's Map	G8-2				d. Lot(s)	3				
e. Registry of Deeds Book	24996				f. Page	11				
g. Overlay Districts	☐ Historic Preservation ☐ Mixed-Use Business C									
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site										
Unknown										
2) APPLICANT & OWNER INFORMATION										
a. Applicant Name	MBNZ Holding Co. c/o Nasser Zebian				b. Applicant Phone	413-427-2766				
c. Applicant Email	nasserzebian@hotmail.com									
d. Applicant Mailing Address	223 Garden Street, Feeding Hills, MA 01030									
e. Applicant Relationship to Property	☒ Owner ☐ Agent ☐ Other:									
f. Representative Name (if any)	R Levesque Associates, Inc.				g. Rep. Phone	413-568-0985				
h. Rep. Email	NinaF@rlaland.com									
i. Owner Mailing Address										
j. Owner Name (if different)	Same as applicant				k. Owner Phone					
l. Owner Email										
m. Owner Mailing Address										
3) PROJECT & SITE DETAILS										
<i>NOTE: Any omission of requested information may result in an INCOMPLETE determination</i>										
	Existing				Proposed ☐ No changes to building, site or lot				-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
a. Lot Size	73,961	SF	73,961	SF	LOT SIZE					
b. Frontage	254.36	FT	254.36	FT	FRONTAGE					
c. Front Lot Line	75.6	FT	75.6	FT	FRONT SB					
d. Side Lot Line (Left/Right)	L: FT 61.0	R:	FT 43.6	FT 43.6	SIDE SB					
e. Rear Lot Line	126.5	FT	103.5	FT	REAR SB					
f. Building Height	1.5 stories	FT	1.5 stories	FT	BLDG HT					
g. Total BLDG/Res Area	5070	SF	0	SF	8320	SF	0	SF	AREA LIM	
h. BLDG Coverage (Footprint)	5070	SF	7.8	% of lot	8320	SF	12.1	% of lot	LOT COVER	
i. Impervious Coverage	26800	SF	36.2	% of lot	26800	SF	36.2	% of lot	IMPERVIOUS	
j. Parking/Loading Spaces	P: 33	L:	P: 33	L:	PARKING					
k. Bicycle/EV Charge Spaces	B: 0	EV: 0	B: 0	EV: 0	BIKE/EV					
l. Signs (Size & Type)	x	T: Free-standing	x	T: TBD	SIGNS					
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T: TBD						
n. Wetland Area	0	SF	0	SF						
o. Utility Services	☒ Town Water ☒ Town Sewer				☒ Town Water ☒ Town Sewer				NON-CONFORMING USE ☐	

p. Current Use of Property	Vermette Autobody
q. Proposed Use of Property	Vermette Autobody
r. Project Description	
The applicant proposes a building addition to be utilized by the existing on-site business. (3,250 Sq ft)	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ 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.	☐ Yes ☒ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u>: [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.	☐ Yes ☒ No ☐ 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.	☒ Yes ☐ No

4) CERTIFICATION	
<i>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.</i>	
Signature	<i>Nina Fazio</i>
☐ Applicant	☒ Applicant's Representative
Date	04-09-2025

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
4180-13-B	☒ Building Permit(s) ☒ Electrical Permit(s) ☒ Plumbing/Gas Permit(s)	☐ Special Permit(s) ☒ Site Plan Review ☐ Variance	☒ Planning Board ☐ Board of Appeals ☐ City Council
Town Building Official	<i>Ken D...</i>	Issue Date	4/11/2025

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Draft Plan - dated 4/8/2025
 Revised 09/08/2022

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 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

____ April 17 ____ 20 25 ____

1. Name of Business Vermette Auto Body

Address 223 Garden Street, Feeding Hills, MA 01030

Phone # 413-427-2766 email nasserzebian@hotmail.com

2. Name of Applicant/Owner MBNZ Holding Co. c/o Mr. Nasser Zebian

Address 223 Garden Street, Feeding Hills, MA 01030

Phone # 413-427-2766 email nasserzebian@hotmail.com

3. Name of Engineer/Architect R Levesque Associates, Inc.

Address 40 School Street, Westfield, MA 01085

Phone # (413) 568-0985 email ninaf@rlaland.com

4. Please give a brief description of the proposed project:

The applicant proposes a building addition adjacent to the existing auto body shop at the subject property. Please refer to the attached project narrative for greater detail.

3. PROJECT NARRATIVE

PROJECT NARRATIVE

For

PROPOSED BUILDING ADDITION
223 GARDEN STREET
FEEDING HILLS, MASSACHUSETTS 01030
(PARCEL ID: G8-2-3)

INTRODUCTION

On behalf of the applicant and property owner, MBNZ Holding Co. c/o Mr. Nasser Zebian, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Site Plan Approval application. The applicant proposes a building addition adjacent to the existing auto body shop on the subject property.

In accordance with Section 180-13(B)(1), the applicant requests Site Plan Approval from the Planning Board for the construction of a new commercial structure.

PROPERTY DESCRIPTION

The subject property is located north of Garden Street and consists of approximately 1.6 ± acres as shown on the associated site plan set prepared by R Levesque Associates, Inc. Said property is recorded in the Hampden County Registry of Deeds in Book 24996, Page 11. A copy of the deed reference is included within this application packet under Section 5. According to the Town of Agawam Zoning Map, the subject property is located within the Business B (BB) zoning district. A Locus Map is included within this application packet under Section 4.

EXISTING CONDITIONS & SURROUNDING LAND USES

The subject property currently operates as an auto body / repair shop, Vermette Auto Body, with associated parking, access drives, and site improvements.

The subject property is bound to the north by parcels in the Industrial B (IB) zoning district, to the east by parcels in the Business B (BB) zoning district, to the south by Garden Street, and to the west by a Route 57 on-ramp. The abutting parcels are utilized mostly for commercial and industrial uses, with some residential uses in the surrounding area.

DETAILED PROJECT DESCRIPTION

The proposed project includes a building addition with associated site improvements. Associated site improvements include, but are not limited to site grading, relocation of existing sheds, and extension of utilities from the existing structure.

The proposed project work will proceed in the following general sequence:

1. Installation of erosion controls;
2. Relocation/removal of existing sheds;
3. Clearing, grubbing within the permitted limit of work;
4. Installation of a 65' x 50' building addition;
5. Restriping of existing parking spaces;
6. Extension of exiting utility connections;
7. Removal of erosion controls at the direction of the Town of Agawam.

STORMWATER MANAGEMENT

The proposed building addition will be constructed on an area of the property that is currently impervious surface. As such, the total impervious area of the subject property will remain unchanged, and there will be no net increase in impervious coverage as a result of the proposed site improvements.

PARKING & SITE CIRCULATION

Under the Town of Agawam Parking Guidelines, "automotive repair garage" requires one (1) parking space for each 300 SF of gross floor area and one (1) parking space for each employee. Based on this guideline, the proposed project requires 36 parking spaces. The applicant proposes 36 parking spaces, including two (2) of which are handicap and van accessible. There are no proposed changes to the existing curb cut along Garden Street.

UTILITIES

Utility connections to the proposed building addition will be pulled from the existing structure. Final building utility connections will be coordinated with final architectural/mechanical plans and are subject to modification as necessary.

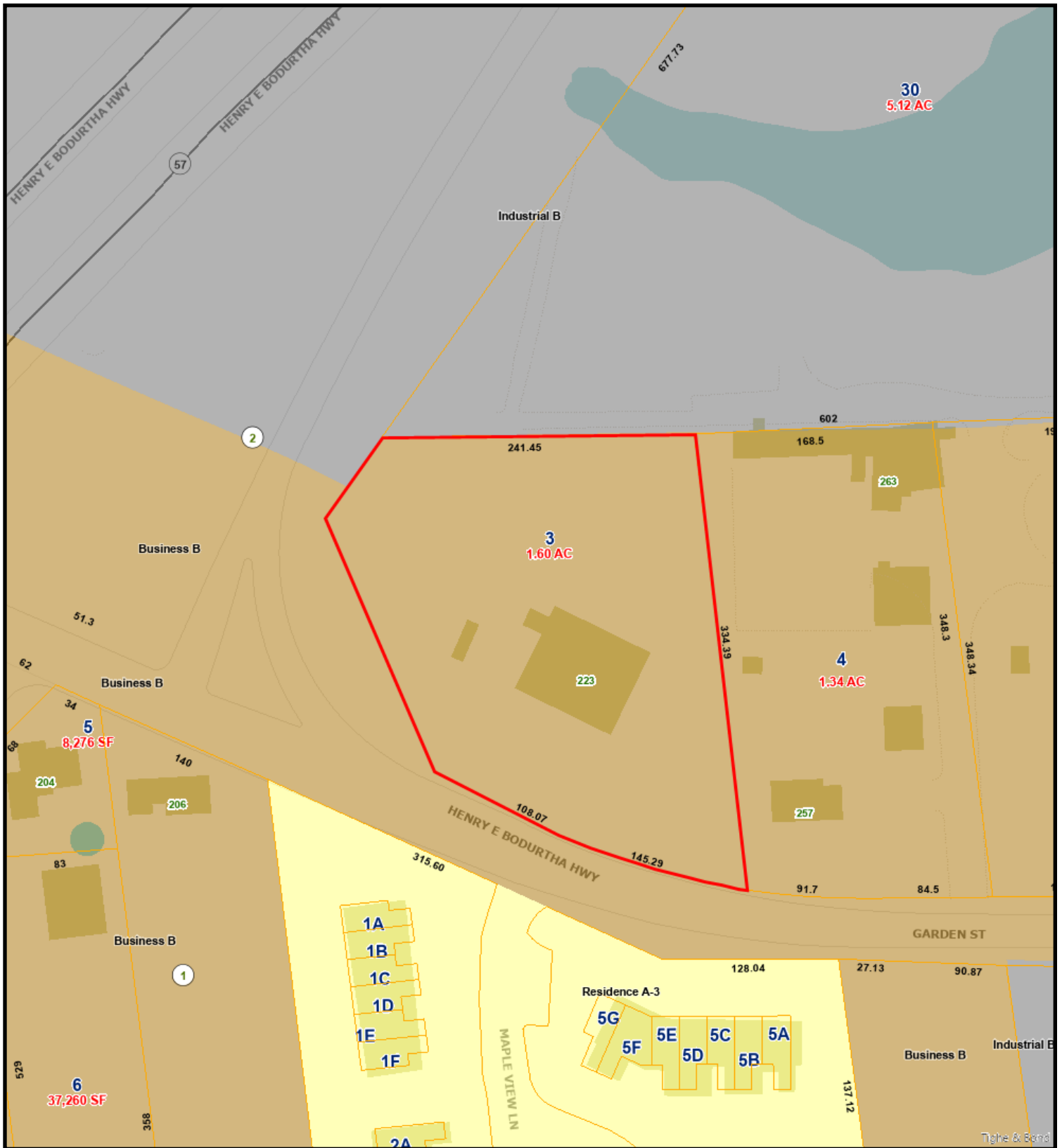
LANDSCAPING & LIGHTING

There are no proposed changes to the existing landscaping and site lighting on the subject property.

[END OF PROJECT NARRATIVE]

4. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

2/27/2025 2:15:38 PM

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.



5. DEED REFERENCE

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 05-05-2023 @ 02:21pm
Ctl#: 262 Doc#: 20527
Fee: \$2,964.00 Cons: \$650,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT DONALD J. VERMETTE a/k/a DONALD H. VERMETTE and REBECCA A. VERMETTE, individuals residing at 119 Hamilton Circle, Feeding Hills, Hampden County, Massachusetts, in consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) paid, grants to MBNZ HOLDING CO., a Massachusetts corporation with an address of 223 Garden Street, Feeding Hills, Hampden County, Massachusetts, with quitclaim covenants, the land in Agawam, Hampden County, Massachusetts, being more particularly bounded and described as follows:

See Exhibit A attached hereto and incorporated herein.

[SIGNATURE PAGE TO FOLLOW]

Property address: 223 Garden Street, Agawam, Massachusetts

Witness our hands and seals this 5th day of May, 2023.

[Signature]
Witness

[Signature]
Witness

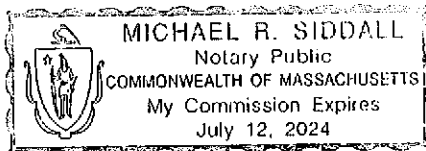
[Signature]
Donald J. Vermette a/k/a Donald H. Vermette

[Signature]
Rebecca A. Vermette

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

On this 5th day of May, 2023, before me, the undersigned notary public, personally appeared Donald J. Vermette a/k/a Donald H. Vermette, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, namely a Massachusetts driver's license, ☐ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and that he signed the document voluntarily for its stated purpose.

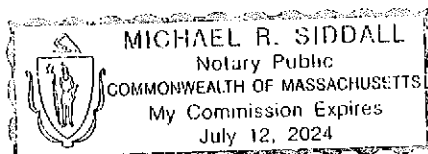


[Signature]
Michael R. Siddall
Notary Public
My Commission Expires: July 12, 2024

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

On this 5th day of May, 2023, before me, the undersigned notary public, personally appeared Rebecca A. Vermette, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, namely a Massachusetts driver's license, ☐ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and that she signed the document voluntarily for its stated purpose.



[Signature]
Michael R. Siddall
Notary Public
My Commission Expires: July 12, 2024

EXHIBIT A

The land in Agawam, Hampden County, Massachusetts, known as Garden Street, more particularly described as Parcel A on a plan of land entitled "Plan of Land in the Town of Agawam – Massachusetts, Hampden County Owned by Jerry L. Zerra and Rose Z. Dyke", prepared by Durkee, White, Towne & Chapdelaine, Civil Engineers & Land Surveyors, dated July 20, 1988 and recorded in the Hampden County Registry of Deeds in Book 319, Page 43, and more particularly bounded and described as follows:

Beginning at a point on the northerly side of Garden Street on the southwesterly corner of land now or formerly of Norman J. McMahon and Joan M. McMahon, thence N 64° 13' 39" W along a curve having a radius of 570.00, a length of one hundred forty-five and 29/100 (145.29) feet to a found GSB; thence continuing along Garden Street a distance of one hundred eight and 07/100 (108.07) feet to a found GSB, thence N 22° 51' 14" W, along land identified as Parcel No. 3 – 71, as shown on said plan a distance of one hundred ninety-eight and 26/100 (198.26) feet to a GSB found; thence N 36° 04' 36" E, along Route 57, 120-7192 L O, Layout No. 6562 as shown on said plan a distance of sixty-seven and 56/100 (67.56) feet to a point, thence turning N 88° 33' 06" E a distance of two hundred forty-one and 45/100 (241.45) feet to an iron pin found; thence S 05° 26' 15" E, a distance of three hundred thirty-four and 39/100 (334.39) feet to the place of beginning.

Being the same premises conveyed to Donald H. Vermette and Rebecca A. Vermette by deed of Rose Z. Dyke, Paul Zerra, Valrye Zerra and W.C. Conlin, dated June 2, 2000 and recorded in the Hampden County Registry of Deeds in Book 11413, Page 415.

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "PROPOSED SITE IMPROVEMENTS"

PREPARED FOR VERMETTE AUTO BODY

PREPARED BY R LEVESQUE ASSOCIATES, INC.

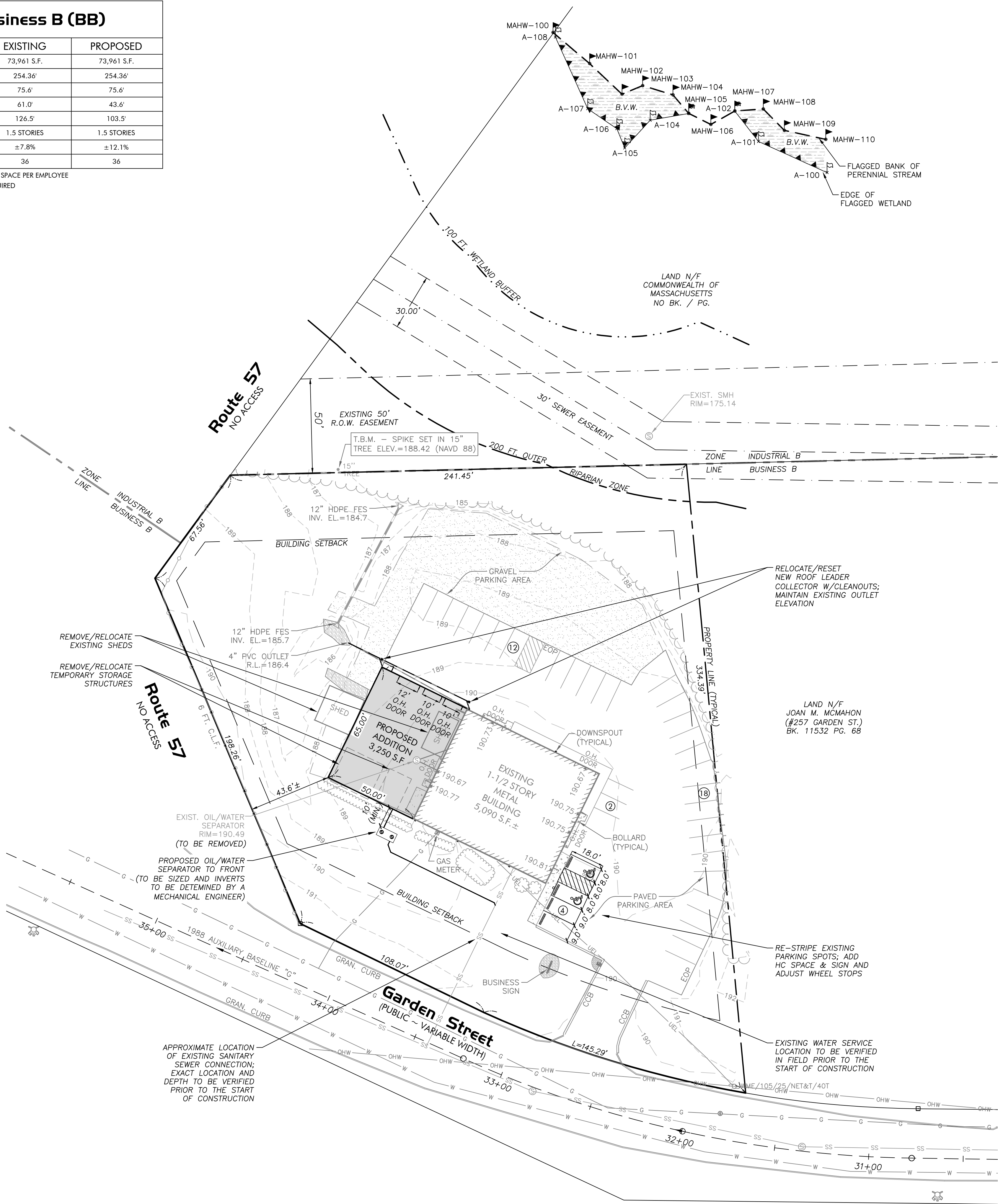
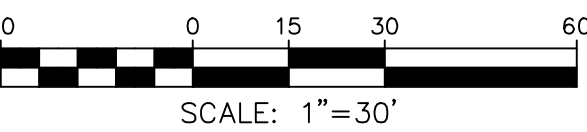
DATED APRIL 16, 2025

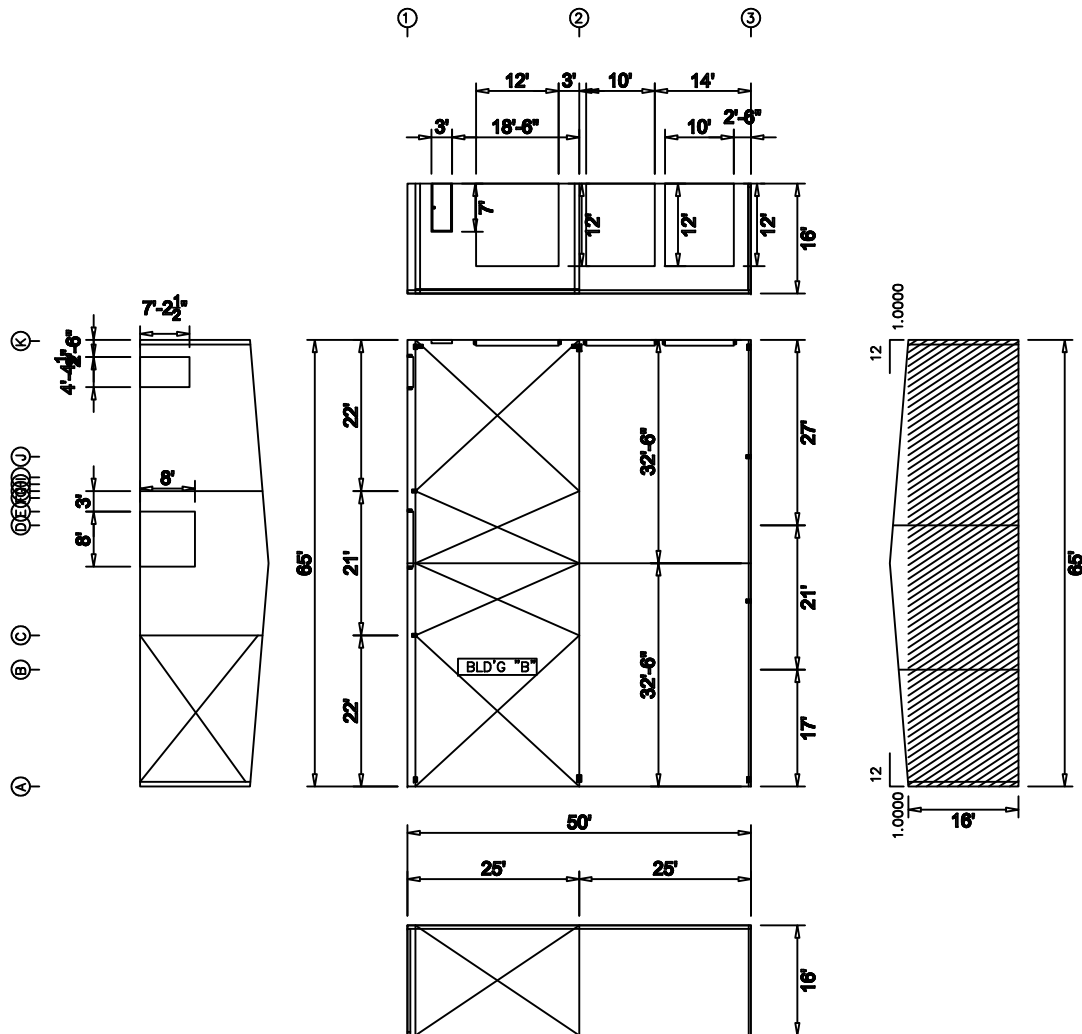
APPENDIX B: ARCHITECTURAL DRAWINGS

S:\Projects\2025\250214 - Zebian - 223 Garden St., Vermette Auto Body, Feeding Hills\05 Civil\3D\250214 - EXIST.dwg

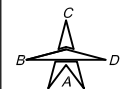
ZONING REVIEW - Business B (BB)			
TYPE (MINIMUM)	REQUIRED	EXISTING	PROPOSED
AREA	10,000 S.F.	73,961 S.F.	73,961 S.F.
FRONTAGE	100 FT	254.36'	254.36'
FRONT YARD	35 FT	75.6'	75.6'
SIDE YARD	10 FT	61.0'	43.6'
REAR YARD	35 FT	126.5'	103.5'
HEIGHT (MAX)	45 FT (3 STORIES)	1.5 STORIES	1.5 STORIES
BUILDING COVERAGE (MAX)	50%	±7.8%	±12.1%
REQUIRED PARKING *	36	36	36

* ONE (1) SPACE PER 300 S.F. OF GROSS FLOOR AREA PLUS ONE (1) SPACE PER EMPLOYEE
8,300 S.F. / 300 = 27.8 (OR 28) + 8 (EMPLOYEE SPACES) = 36 REQUIRED





2D BUILDING SKETCH - (B) Addition



ENGINEERING CERTIFICATION OF MATERIALS
SUPPLIED BY STAR WILL BE PROVIDED
BY SEAL AND SIGNATURE OF LICENSED
ENGINEER ON FINAL ERECTION DRAWINGS.

ELZ - ELIZABETH TON, TN

4381 ADAMS RD.
NORMAN, OK 73069

STAR

BUILDING SYSTEMS

Builder

MBMA INC dba VERMETER AUT

222 Garden Street

Agawam, MA 01009

Customer

Nasser Zakiem

222 Garden Street

Agawam, MA 01009

Scale: NOT TO SCALE

VERSION

PAPER SIZE

ABS 2.0.4

22x34

ESTIMATOR

DATE

JLK

3/31/2025

JOB NAME

NA Copy of Vermont Actbody

30950

MEMBER

MBMA

The engineer whose seal appears hereon

is an employee for the manufacturer for the

materials described herein. Said seal or

certification is limited to the products

designed and manufactured by

manufacturer only. The undersigned

engineer is not the overall engineer of

record for this project.

Continued

For Approval

For Construction Permit

For Erector Installation

Agawam Planning Board April 17, 2025

MEMBERS PRESENT:

Violet Baldwin, Chair
Frank DeStefano, Vice Chair
Michael DiLullo
Michael Cleavall

MEMBERS ABSENT:

Charles Elfman

ALSO PRESENT:

Taryn Egerton

Ms. Baldwin called the meeting to order at 6:02pm.

1. PRELIMINARY PLAN – 404 Silver Street – Silver Street Energy Storage, LLC c/o New Leaf Energy, Inc

The Planning Board received a request to withdraw, without prejudice, this application.

Motion was made by Mr. DeStefano and seconded by Mr. Cleavall to accept the request to withdraw, without prejudice, the Preliminary Plan Application for 404 Silver Street – Silver Street Energy Storage, LLC c/o New Leaf Energy, Inc.

VOTE 4 – 0

2. APPROVAL OF MINUTES April 3, 2025

Ms. Baldwin requested the suggestion made by Mr. DiLullo to include a mirror at the end of the drive through lane at 158 Silver Street be included in the minutes.

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to approve the April 3, 2025 minutes as amended.

VOTE 4 – 0

3. Correspondences

Ms. Egerton informed the Board that a new Zone Change request and Site Plan application will be on their next agenda.

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

VOTE 4 – 0

Meeting adjourned at 6:06pm.