



Planning Board AGENDA

Thursday, May 15, 2025 - 6:00 PM

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

A. Planning Board

- 1) Site Plan-223 Garden Street-MBNZ Holding Co
- 2) Approval of Minutes-May 1, 2025
- 3) Correspondences

ELZ - ELIZABETHTON, TN



Scale: NOT TO SCALE

VERSION	PAPER SIZE
ABS 2.0.4	22x34
ESTIMATOR	DATE
JLK	3/31/02

JOB NAME
MTCopy of Marietta & John...

MEMBER



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.



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 28, 2025

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 223 Garden Street Feeding Hills, MA- Vermette Auto Body:

Inspection Services has no zoning issues or concerns at this time for the proposed Site plan dated April 15, 2025 for the above referenced address.

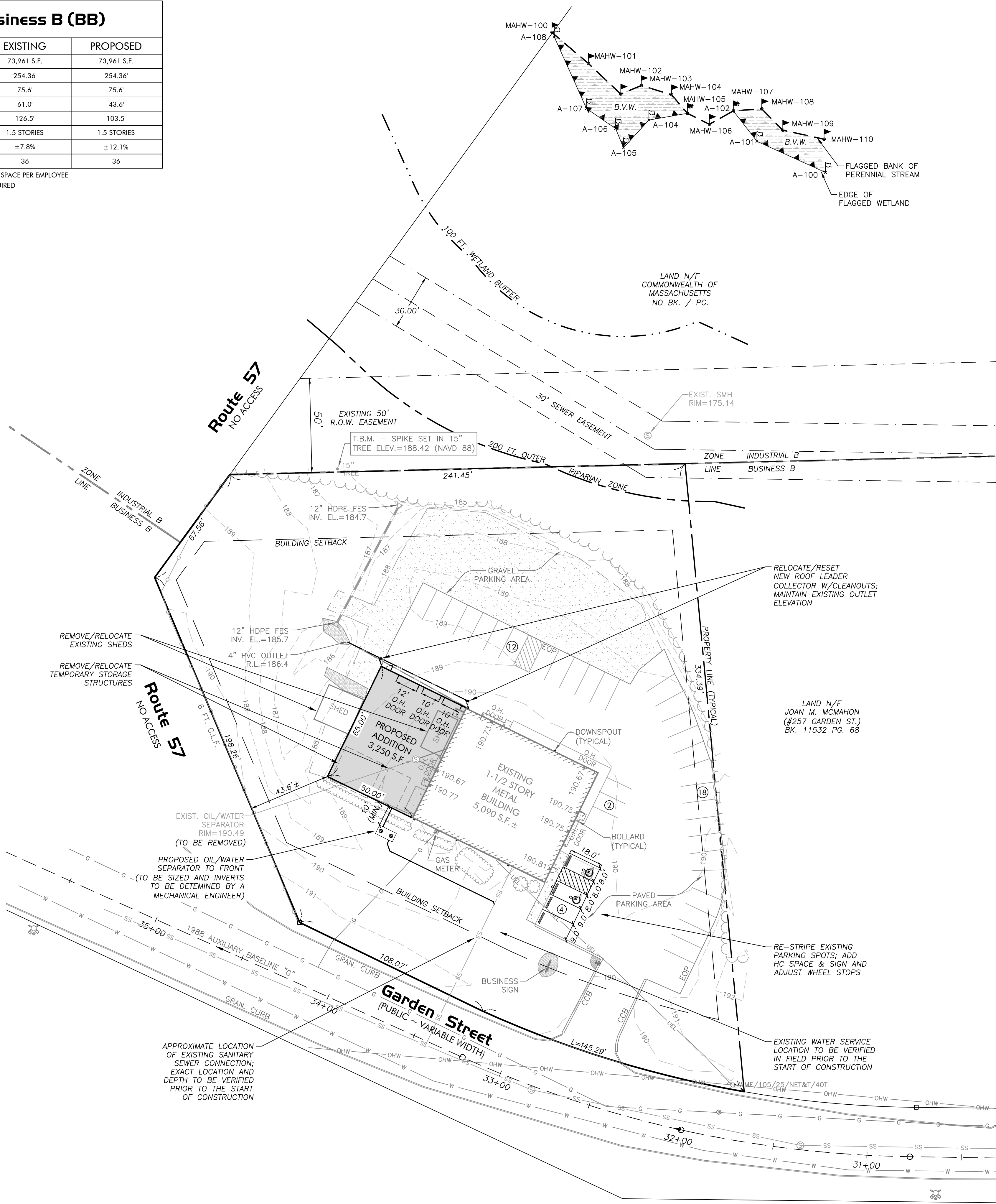
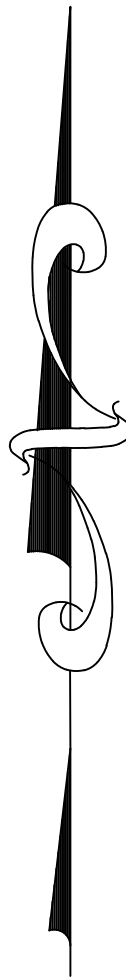
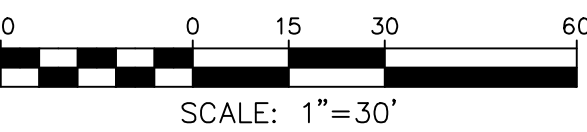
Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

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

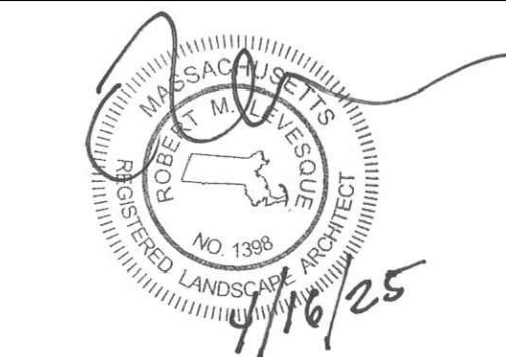


NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS MBNZ HOLDING CO. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24996 PAGE 11.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN RECORDED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 319 PAGE 43.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS 73,961 S.F.
6. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
7. THE OFFSITE BORDERING VEGETATED WETLANDS AND PERENNIAL STREAM DEPICTED HEREON WERE FLAGGED BY R LEVESQUE ASSOCIATES INC. AND LOCATED VIA RTK GPS SURVEY ON APRIL 14, 2025.
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON MARCH 12, 2025.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, DIGSAFE MARKINGS AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
10. ABUTTERS DEPICTED HEREON ARE TAKEN FROM THE TOWN OF AGAWAM MUNICIPAL GIS WEBSITE
11. SUBJECT PARCEL IS ZONED BUSINESS B ACCORDING TO THE TOWN OF AGAWAM ZONING MAP.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0383E - EFFECTIVE DATE: JULY 16, 2013.
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

PROPOSED SITE IMPROVEMENTS

223 GARDEN STREET - PARCEL G8 2 3
AGAWAM, MASS.



PREPARED FOR:

Vermette Auto Body
c/o Mr. Nasser Zebian
223 Garden Street
Agawam, MA 01030

ISSUANCE DATE: April 15, 2025

REVISIONS:	DATE:

DRAFTED BY: J.L. & J.W.M.

UNAUTHORIZED ALTERATION OF
THIS DOCUMENT IS A VIOLATION
OF MASSACHUSETTS STATE LAW

SCALE: 1" = 30'

RLA PROJ. NUMBER: 250214

DRAWING#	REV.
C-1	-

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



TABLE OF CONTENTS

SECTION

1. COVER LETTER
2. ADMINISTRATIVE FORMS
 - 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				-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
	☐ No changes to building, site or lot									
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		L: 43.6 FT R: 43.6 FT		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:			
<u>Per Zoning Ordinance Section(s)</u>	<u>Required Permit(s)</u>	<u>Approval Required</u>	<u>Permitting Authority</u>
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.

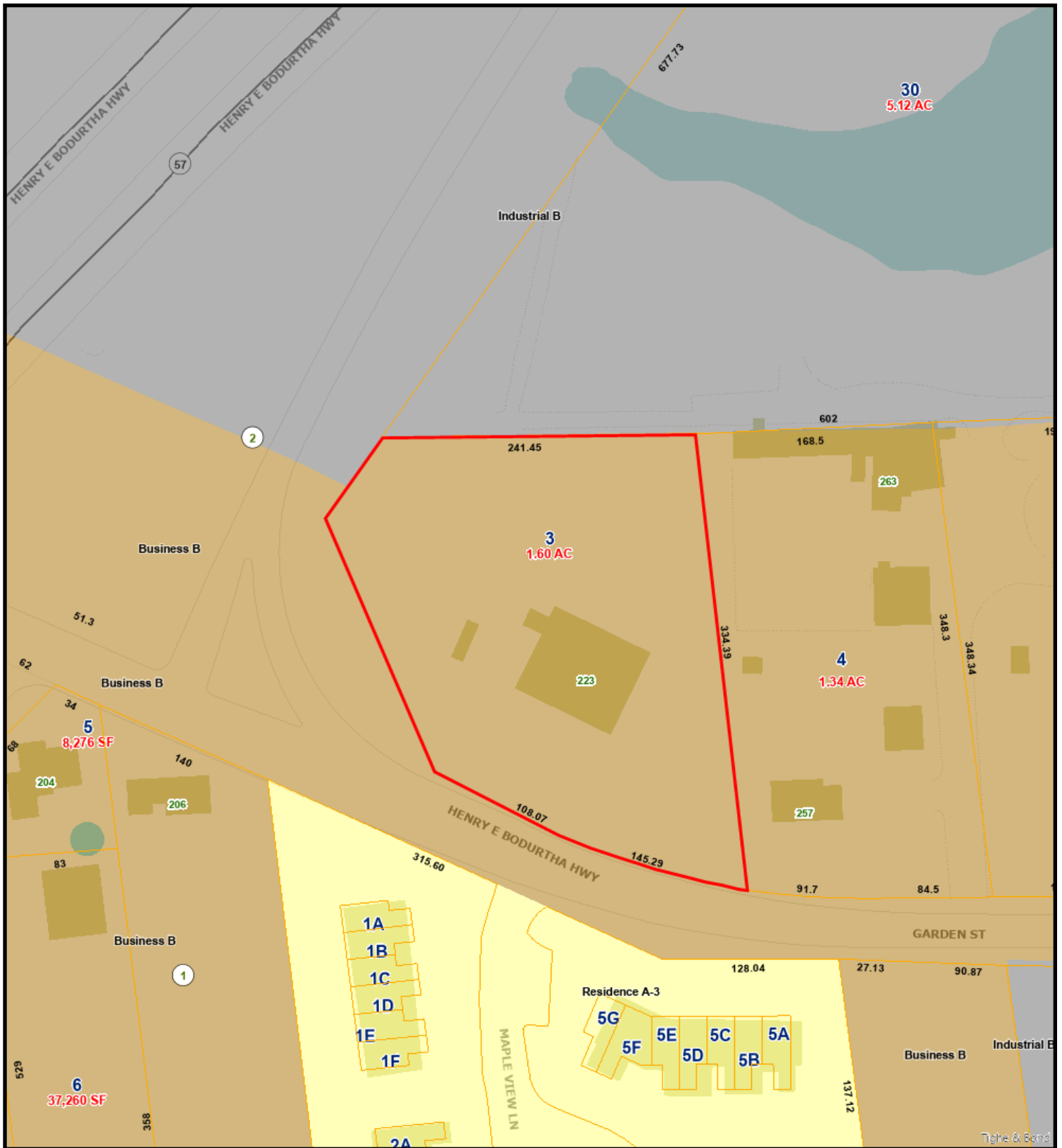
LANDSCAPING & LIGHTING

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

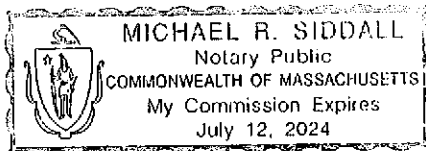
[Signature]
Donald J. Vermette a/k/a Donald H. Vermette

[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.

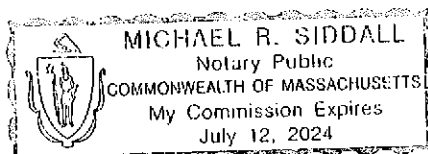


[Signature]
Michael R. Siddall
Notary Public
My Commission Expires: July 12, 2024

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

Taryn Egerton

From: Derek Myers
Sent: Monday, May 5, 2025 9:48 AM
To: Taryn Egerton
Subject: RE: Site Plan Review - 223 Garden Street

Taryn,
I have no comments for the site plan for the proposed addition.

If you have any question please feel free to contact this office at (413)786-0657

Derek Myers
Fire Inspector
Agawam Fire Department
afdinsp@agawam.ma.us
(413)786-0657

From: Taryn Egerton <TEgerton@agawam.ma.us>
Sent: Wednesday, April 30, 2025 1:43 PM
To: Derek Myers <afdinsp@agawam.ma.us>
Subject: FW: Site Plan Review - 223 Garden Street

Hi Derek,
Please let me know if you have any comments on this prior to tomorrows Planning board meeting.

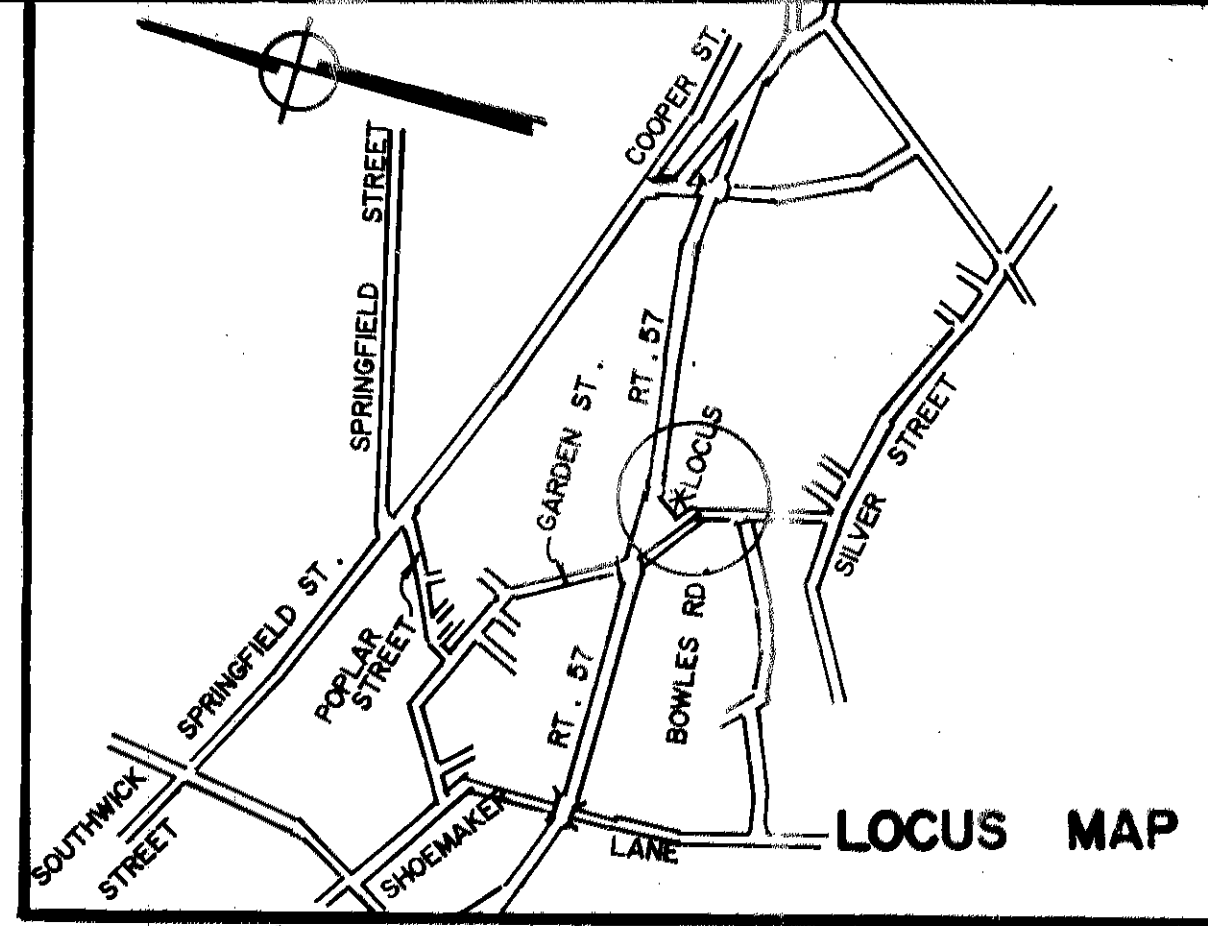
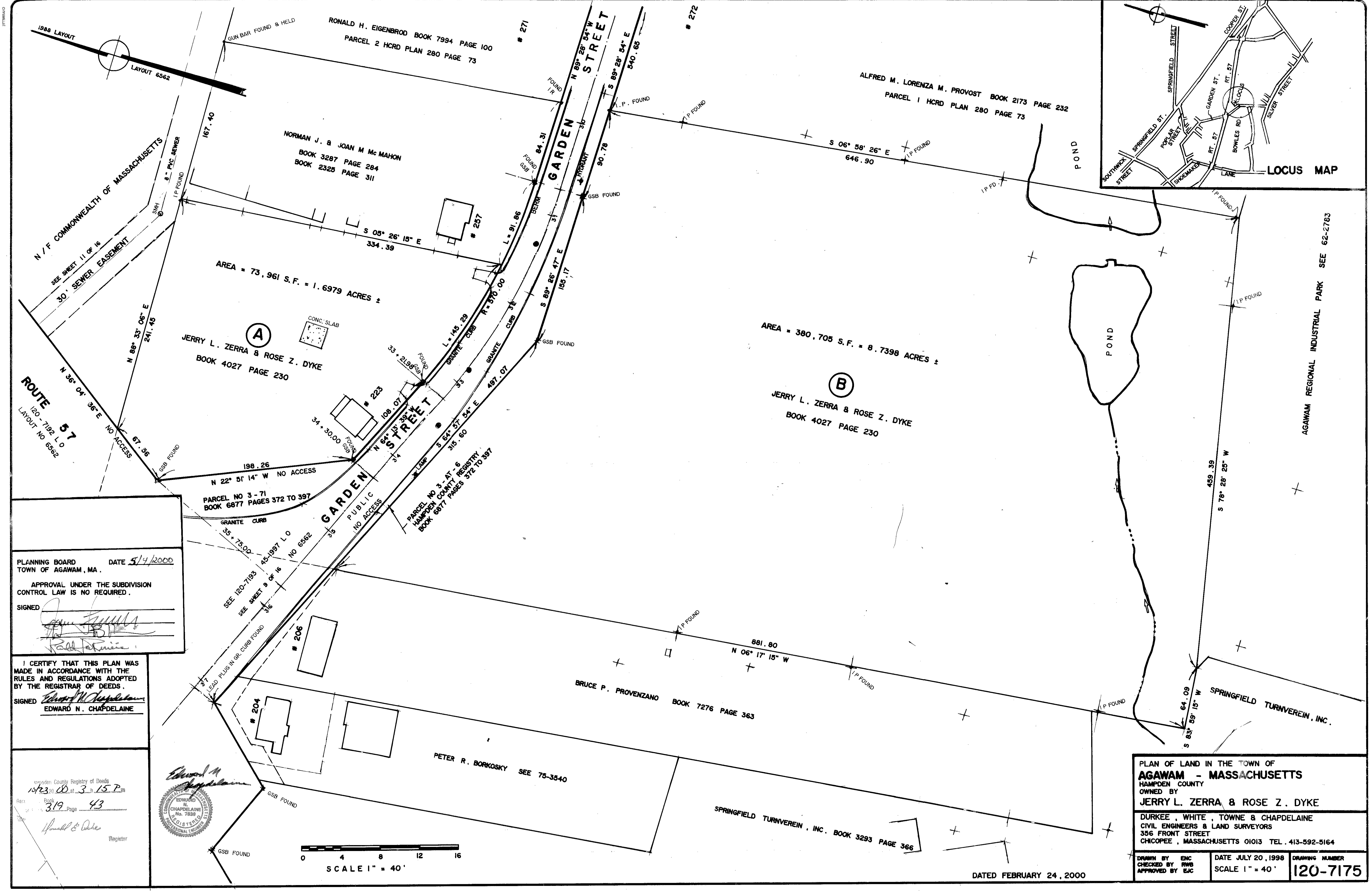
Thank you

Taryn Egerton
Planning Director & Conservation Agent
Office of Planning and Community Development

413.726.9737 | tegerton@agawam.ma.us



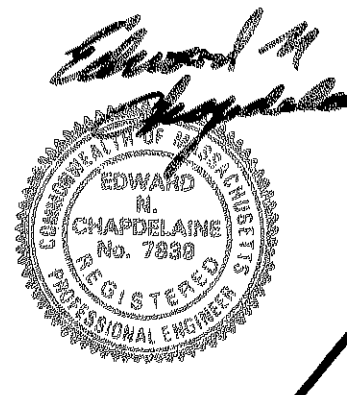
From: Taryn Egerton
Sent: Thursday, April 17, 2025 10:56 AM
To: Kevin Duquette (kduquette@agawam.ma.us) <kduquette@agawam.ma.us>; All_Engineering Department <All_Eng_Dept@agawam.ma.us>; Brian Machos <BMachos@agawam.ma.us>; Derek Myers <afdinsp@agawam.ma.us>
Cc: Stefanie Kesecker <SKesecker@agawam.ma.us>
Subject: Site Plan Review - 223 Garden Street



PLANNING BOARD
TOWN OF AGAWAM, MA.
DATE 5/4/2000
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS NO REQUIRED.
SIGNED *[Signature]*

I CERTIFY THAT THIS PLAN WAS
MADE IN ACCORDANCE WITH THE
RULES AND REGULATIONS ADOPTED
BY THE REGISTRAR OF DEEDS.
SIGNED *[Signature]*
EDWARD N. CHAPDELAINE

Hampden County Registry of Deeds
15/23 20 00 at 3:15 P.M.
Book 319 Page 43
[Signature]
Register



PLAN OF LAND IN THE TOWN OF AGAWAM - MASSACHUSETTS HAMPDEN COUNTY OWNED BY JERRY L. ZERRA & ROSE Z. DYKE		
DURKEE, WHITE, TOWNE & CHAPDELAINE CIVIL ENGINEERS & LAND SURVEYORS 356 FRONT STREET CHICOPEE, MASSACHUSETTS 01013 TEL. 413-592-5164		
DRAWN BY CHECKED BY APPROVED BY	ENC RWB EAC	DATE JULY 20, 1998 SCALE 1" = 40'
		DRAWING NUMBER 120-7175

DATED FEBRUARY 24, 2000

TOWN OF AGAWAM

Office of Planning & Community Development
36 Main Street, Agawam, MA 01001

SITE PLAN REVIEW

PROJECT: Site Plan Approval – 223 Garden Street – MBNZ Holding Co
FILE NUMBER: 9023
MEETING DATE: May 1, 2025

APPLICANT INFORMATION

1. **Name of Business:** Vermette Auto
Address: 223 Garden Street
2. **Owner:** MBNZ Holding Co c/o Nasser Zebian
Address: 223 Garden Street Feeding Hills, Ma 01030
Telephone: 413-737-5861
3. **Engineer:** R. Levesque Associates, Inc.
Address: 40 School Street, Westfield, MA 01085
Telephone: (413) 568-0985

Description of Project: Constructing 3,250 S.F addition with associated site improvements

Title Block (Street Addr., Applicant's Name & Addr., Scale, Name of Preparer of Plan):
OK

Scale: 1" = 30 feet

Description of Site: Site is currently developed with an existing auto body repair shop. It is currently zoned Business B. It is bound to the south by Garden Street, west by Route 57, north by parcels in Industrial B and to the east by parcels in Business B. Across the street from this parcel is a condo complex.

Provision for Traffic Flow: There are no proposed changes to the curb cut on Garden Street.

Parking: 36 Parking spaces are proposed – two of which are handicap spaces.

Drainage: See Engineering Department comments.

Public Utilities: See Engineering Department comments.

Landscaping/Screening and Buffers: A landscape plan has not been provided but there are no proposed changes to existing landscaping. There are plantings along the front of the building facing Garden Street.

Sign Location: Location of current business sign shown.

Exterior Lighting: A Photometric Plan has not been provided but there are no proposed changes to the existing lighting.

Rendering or Elevations: 2D Building sketch has been provided.

Dumpster Location: Dumpster location not shown

Other Comments/Concerns:

- A Special Permit was granted in 2000 for the construction of this business and the applicant will need to reapply with the updated plan.
- An RDA was filed with the Conservation Commission due to the site partially being in the Riverfront Area.

Agawam Planning Board May 1, 2025

MEMBERS PRESENT:

Frank DeStefano, Vice Chair
Michael DiLullo
Michael Cleavall

MEMBERS ABSENT:

Violet Baldwin, Chair
Charles Elfman

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker

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

1. 6:00PM PUBLIC HEARING-ZONE CHANGE-580 Main Street-Bethany Assembly of God

Mr. DeStefano opened the public hearing and advised those in attendance that the Planning Board would be making a recommendation to the City Council concerning this zone change and that the City Council is the voting body to approve or deny this request. Attorney Michael Fenton with Shatz Schwartz & Fentin PC, Juan Latorre and Michael Gould with Verizon, and Thomas Waniewski with Diamond Communications were present for this agenda item. Attorney Brad Marting for Bethany Assembly of God was also present.

Attorney Fenton stated the applicant is requesting a zone change to include this parcel in the wireless telecommunications overlay district. He stated the closest tower is located at Mushy's Driving Range, .6 miles away. He stated this proposal will improve data and voice coverage. He stated people in Town report dropped calls on Route 57 and this proposal will alleviate that issue.

Mr. Cleavall asked what the normal distance between these monopoles is, and he expressed that it seems very close to the one at Mushy's. Mr. Latorre stated there are two factors that play into the inter-site distance that is needed for a wireless network, the geography and topography. He stated this is common for suburban areas. He stated they were trying to collocate as close to Route 57 as possible. He stated this will fill a coverage gap with reliable service. He they are trying to propagate radio resources in a circular area, so there will be an overlap in coverage.

Mr. DiLullo asked what the monopole would look like. Mr. Fenton stated it will be camouflaged/screen by tree cover and they will optimize visual shielding. He stated they did evaluate the more forested area of the parcel, but there are wetlands, as well as parts of the property that floods. Mr. DiLullo asked where on the property it would be located. Mr. Fenton stated the monopole would be located closest to the Route 57 exit ramp.

Agawam Planning Board May 1, 2025

Mr. DeStefano asked if there would be any permits or issues with the State being that close to Route 57. Mr. Fenton stated no, but the fall radius had been studied and the tower will be collapse onto itself in a severe storm event.

Mr. Cleavall asked how tall the tower will be. Mr. Fenton stated it will be 115 to 120 ft. He went on to say for that a Variance and a Special Permit will be needed and a week before the ZBA hearing a balloon float will be done to see the visibility of the monopole from different vantage points. He also stated a week after the ZBA hearing another balloon float will be performed.

Mr. DeStefano stated the Planning Board had received comments from Inspection Services and there were no issues with the zone change request.

Mr. DeStefano opened the hearing for public comment.

Shannon Patton-24 Stewart Lane-stated her concern is that the monopole is less than 250 ft. from her yard and it will be a direct view for her, and it will be an eyesore, and will change the view she has when sitting on her back porch. She stated she is concerned that this will decrease her properties value or potential ability for resale, but her property taxes will not decrease. She stated there has been reports of health and environmental issues about these towers. She also stated people should not be on their cell phones on Route 57. She stated she does not want this in her back yard.

Joseph Spagnolli-24 Stewart Lane-stated it is a direct visual in his back yard. He questioned why the tower is less than a mile away couldn't it be utilized or modified to handle more traffic. He stated no one has talked about the frequencies these towers transmit, or if there is harm from the radio waves. Mr. Spangolli also stated the church will be making a profit off this monopole.

Mr. Fenton stated that Verizon will be paying lease payments to the church. He stated their engineers had measured and the closest property line on Stewart Lane is 712 ft. He went on to say this proposal complies with all the setbacks.

Mr. DeStefano asked if free space on the tower could be utilized by the Town for emergency services. Mr. Waniewski stated that yes free space for emergency communications would be available for the Town.

Mr. DiLullo expressed his concerns if this monopole was close to residences. He stated he would not like this to be in his back or front yard. He stated 250 ft. versus 750 ft. is a big distance. Mr. Fenton showed the photos and imagery of what the monopole will look like to nearby residences. Mr. Fenton stated the 750 ft. was determined by a licensed architectural firm and that he is comfortable with the accuracy of the distance.

Mr. Cleavall asked if there was other vegetation. Mr. Waniewski stated there is a buffer of trees on the south side of the site.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to close the PUBLIC HEARING-580 Main Street-Bethany Assembly of God.

Agawam Planning Board May 1, 2025

VOTE 3-0-0

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to send a Positive Recommendation to the City Council for the zone change request for 580 Main Street to include the parcel in the Wireless Telecommunications Overlay District.

VOTE 2-1-0(DiLullo)

2. SITE PLAN-223 Garden Street-MBNZ Holding Co.

John Masuck with R. Levesque Associates Inc. was present for this agenda item. Mr. Masuck stated that this application was for Vermette Auto and the proposal is for an expansion/addition of the existing building. The site improvement would include site grading, relocation of existing sheds, and extension of utilities from the existing structure. He stated the impervious area will remain unchanged and the proposed addition will occur on the already paved area. He stated this will help with storage as well as provide a larger work space. He stated there are 36 proposed parking spaces and 2 of those will be ADA compliant.

Mr. Masuck stated an RDA has been submitted to the Conservation Commission and a subsequent application will be submitted to the ZBA for Special Permit approval. He stated there was also a team meeting and no major issues or problems were discussed. Engineering comments were given today and Mr. Masuck asked to continue this SITE PLAN to the May 15, 2025 in order to have time to prepare a written response to Engineering concerns. He stated there are some stormwater issues that need addressed.

Mr. DiLullo asked if this project would trigger a review with Mass DOT. Mr. Masuck stated he doesn't believe so and the current curb cut will not be altered. Mr. DiLullo also asked if there would be increased traffic. Mr. Masuck stated he believes the upgrades are just to accommodate the current level of work.

Mr. Cleavall asked the size of the proposed addition. Mr. Masuck stated it is 3,250 sq. ft.

Mr. DeStefano asked if there would be additional site lighting. Mr. Masuck stated none is proposed.

Mr. DeStefano suggested that Engineering concerns be addressed in regards to a Mass DOT review being triggered.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to continue the SITE PLAN-223 Garden Street-MBNZ Holding Co. to the May 15, 2025 meeting as requested.

VOTE 3-0-0

3. APPROVAL OF MINUTES-April 17, 2025

Agawam Planning Board May 1, 2025

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to approve the April 17, 2025 minutes as written.

VOTE 3-0-0

4. Correspondences

None

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

VOTE 3-0-0

Meeting adjourned at 6:50pm.