



## **Zoning Board of Appeals AGENDA**

Monday, July 14, 2025 - 6:30 PM

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

### **A. Zoning Board of Appeals**

- 1) 6:30PM-Public Hearing-Case#2032-248 River Rd-Nakhabenko-Special Permit
- 2) 7:00pm-Public Hearing-Case#2033-12 Moore St-Santanello-Special Permit
- 3) Approval of Minutes-June 23, 2025
- 4) Any other matter that may legally come before ZBA

# Special Permit Application

*Under the Town of Agawam Zoning Ordinance Section 180-II Special Permits*

## Proposed Building Additions

### Project Location:

248 River Road  
Agawam, Massachusetts 01001  
(Parcel ID: L6-10-3)

### Submitted To:

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

### Applicant & Property Owner:

Serge Nakhabenko  
248 River Road  
Agawam, Massachusetts 01001

RLA Project File No. 250505

**May 22, 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](http://www.rlaland.com)



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### **APPENDICES**

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APPENDIX A: SITE PLAN

## **I. COVER LETTER**

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# R LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



May 22, 2025

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

**RE: Special Permit Application – Proposed Building Additions  
248 River Road  
Agawam, Massachusetts 01001  
(Parcel ID: L6-10-3)  
RLA Project File No. 250505**

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant and property owner, Serge Nahkabenko, please find the requisite number of copies of a Special Permit application and supporting documentation. The applicant proposes building additions with associated site improvements to be located at the above-referenced property.

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

We are requesting to be placed on the Board of Appeals' 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**

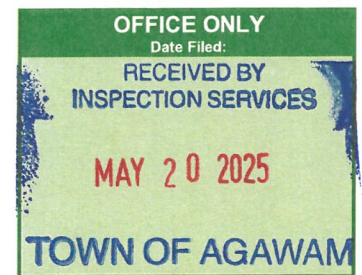
## **2. ADMINISTRATIVE FORMS**

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- 2.1 ZONING DETERMINATION
- 2.2 SPECIAL PERMIT APPLICATION



The Commonwealth of Massachusetts  
**Town of Agawam**  
**Inspection Services - Building Department**  
1000 Suffield Street, Agawam MA 01001 – (413) 821-0632



## 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.

|                                                                                                                                                       |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------|--|---------------|--|-------------------------------------------------------|--|
| <b>1) PROPERTY INFORMATION</b>                                                                                                                        |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>a. Street Address</b> 248 River Road                                                                                                               |                                                                                               |  |                                                                                               | <b>b. Zoning District</b> RA-2         |                                                                                 |  |               |  |                                                       |  |
| <b>c. Assessor's Map</b> L6-10                                                                                                                        |                                                                                               |  |                                                                                               | <b>d. Lot(s)</b> 3                     |                                                                                 |  |               |  |                                                       |  |
| <b>e. Registry of Deeds Book</b> L.C. Cert 40775                                                                                                      |                                                                                               |  |                                                                                               | <b>f. Page</b>                         |                                                                                 |  |               |  |                                                       |  |
| <b>g. Overlay Districts</b> <input type="checkbox"/> Historic Preservation <input type="checkbox"/> Mixed-Use Business C                              |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site</b>                                                   |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| Unknown                                                                                                                                               |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>2) APPLICANT &amp; OWNER INFORMATION</b>                                                                                                           |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>a. Applicant Name</b> Serge Nakhabenko                                                                                                             |                                                                                               |  |                                                                                               | <b>b. Applicant Phone</b> 413-330-9768 |                                                                                 |  |               |  |                                                       |  |
| <b>c. Applicant Email</b>                                                                                                                             |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>d. Applicant Mailing Address</b> 248 River Road, Agawam, MA 01001                                                                                  |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>e. Applicant Relationship to Property</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other: |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>f. Representative Name (if any)</b> R Levesque Associates, Inc.                                                                                    |                                                                                               |  |                                                                                               | <b>g. Rep. Phone</b> 413-568-0985      |                                                                                 |  |               |  |                                                       |  |
| <b>h. Rep. Email</b> NlnaF@rlaland.com                                                                                                                |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>i. Owner Mailing Address</b>                                                                                                                       |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>j. Owner Name (if different)</b> Same as applicant                                                                                                 |                                                                                               |  |                                                                                               | <b>k. Owner Phone</b>                  |                                                                                 |  |               |  |                                                       |  |
| <b>l. Owner Email</b>                                                                                                                                 |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>m. Owner Mailing Address</b>                                                                                                                       |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>3) PROJECT &amp; SITE DETAILS</b>                                                                                                                  |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>NOTE: Any omission of requested information may result in an INCOMPLETE determination</b>                                                          |                                                                                               |  |                                                                                               |                                        |                                                                                 |  |               |  |                                                       |  |
|                                                                                                                                                       | <b>Existing</b>                                                                               |  |                                                                                               |                                        | <b>Proposed</b><br><input type="checkbox"/> No changes to building, site or lot |  |               |  | <b>-FOR BUILDING DEPT. REVIEW-<br/>REQUIRED / NCU</b> |  |
| <b>a. Lot Size</b>                                                                                                                                    | 12,196 SF                                                                                     |  | 12,196 SF                                                                                     |                                        | LOT SIZE                                                                        |  |               |  |                                                       |  |
| <b>b. Frontage</b>                                                                                                                                    | 78 +/- FT                                                                                     |  | 78 +/- FT                                                                                     |                                        | FRONTAGE                                                                        |  |               |  |                                                       |  |
| <b>c. Front Lot Line</b>                                                                                                                              | 60 +/- FT                                                                                     |  | 35 +/- FT                                                                                     |                                        | FRONT SB                                                                        |  |               |  |                                                       |  |
| <b>d. Side Lot Line (Left/Right)</b>                                                                                                                  | L: FT 15 R: 15 FT                                                                             |  | L: 15 FT R: 15 FT                                                                             |                                        | SIDE SB                                                                         |  |               |  |                                                       |  |
| <b>e. Rear Lot Line</b>                                                                                                                               | 60 +/- FT                                                                                     |  | 60 +/- FT                                                                                     |                                        | REAR SB                                                                         |  |               |  |                                                       |  |
| <b>f. Building Height</b>                                                                                                                             | <35 FT                                                                                        |  | <35 FT                                                                                        |                                        | BLDG HT                                                                         |  |               |  |                                                       |  |
| <b>g. Total BLDG/Res Area</b>                                                                                                                         | 1400 SF                                                                                       |  | 1400 SF                                                                                       |                                        | 2650 SF                                                                         |  | 2650 SF       |  | AREA LIM                                              |  |
| <b>h. BLDG Coverage (Footprint)</b>                                                                                                                   | 1400 SF                                                                                       |  | 11.5 % of lot                                                                                 |                                        | 2650 SF                                                                         |  | 21.7 % of lot |  | LOT COVER                                             |  |
| <b>i. Impervious Coverage</b>                                                                                                                         | SF                                                                                            |  | % of lot                                                                                      |                                        | SF                                                                              |  | % of lot      |  | IMPERVIOUS                                            |  |
| <b>j. Parking/Loading Spaces</b>                                                                                                                      | P: L:                                                                                         |  | P: L:                                                                                         |                                        | PARKING                                                                         |  |               |  |                                                       |  |
| <b>k. Bicycle/EV Charge Spaces</b>                                                                                                                    | B: EV:                                                                                        |  | B: EV:                                                                                        |                                        | BIKE/EV                                                                         |  |               |  |                                                       |  |
| <b>l. Signs (Size &amp; Type)</b>                                                                                                                     | x T:                                                                                          |  | x T:                                                                                          |                                        | SIGNS                                                                           |  |               |  |                                                       |  |
| <b>m. Fence (Size &amp; Type)</b>                                                                                                                     | LIN FT T:                                                                                     |  | LIN FT T:                                                                                     |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>n. Wetland Area</b>                                                                                                                                | MAHW on property line SF                                                                      |  | MAHW on property line SF                                                                      |                                        |                                                                                 |  |               |  |                                                       |  |
| <b>o. Utility Services</b>                                                                                                                            | <input checked="" type="checkbox"/> Town Water <input checked="" type="checkbox"/> Town Sewer |  | <input checked="" type="checkbox"/> Town Water <input checked="" type="checkbox"/> Town Sewer |                                        | NON-CONFORMING USE <input type="checkbox"/>                                     |  |               |  |                                                       |  |

|                                                                                                                                                                                                                                                                                                                                                     |                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>p. Current Use of Property</b>                                                                                                                                                                                                                                                                                                                   | Residential                                                                                         |
| <b>q. Proposed Use of Property</b>                                                                                                                                                                                                                                                                                                                  | Residential                                                                                         |
| <b>r. Project Description</b>                                                                                                                                                                                                                                                                                                                       |                                                                                                     |
| <h1>The applicant proposes a building addition</h1>                                                                                                                                                                                                                                                                                                 |                                                                                                     |
| <b>s. I have attached additional narrative, plans or supporting materials</b><br>(any oversize plans should also be included in an 8.5 x 11" format)                                                                                                                                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                 |
| <b>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.</b><br><i>If so, <u>CONSERVATION COMMISSION</u> review is required.</i>                                                                                                                                 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unsure |
| <b>u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u>:</b><br><br>[1] Any alteration to sites on parcels of one acre or greater.<br>[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. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure |
| <b>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.</b>                                                                                                                                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>4) CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                |
| <p><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></p> |                                                                |
| <b>Signature</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <i>Nina Fazio</i>                                              |
| <input type="checkbox"/> Applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> Applicant's Representative |
| <b>Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 05-20-2025                                                     |

| ZONING DETERMINATION - OFFICE USE ONLY                                           |                                                        |                                                                                                                                                                                              |                                                      |
|----------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied:               |                                                        | <input type="checkbox"/> The proposed use is not permitted in the subject zoning district<br><input type="checkbox"/> Only permissible with variance relief from the Zoning Board of Appeals |                                                      |
| <input checked="" type="checkbox"/> Approved <b>Pending additional approval:</b> |                                                        |                                                                                                                                                                                              |                                                      |
| <u>Per Zoning Ordinance Section(s)</u>                                           | <u>Required Permit(s)</u>                              | <u>Approval Required</u>                                                                                                                                                                     | <u>Permitting Authority</u>                          |
| #180-69-D                                                                        | <input checked="" type="checkbox"/> Building Permit(s) | <input checked="" type="checkbox"/> Special Permit(s)                                                                                                                                        | <input type="checkbox"/> Planning Board              |
| Flood Zone -                                                                     | <input type="checkbox"/> Electrical Permit(s)          | <input type="checkbox"/> Site Plan Review                                                                                                                                                    | <input checked="" type="checkbox"/> Board of Appeals |
| Special Permit                                                                   | <input type="checkbox"/> Plumbing/Gas Permit(s)        | <input type="checkbox"/> Variance                                                                                                                                                            | <input type="checkbox"/> City Council                |
| <b>Town Building Official</b>                                                    | <i>Ken D...</i>                                        | <b>Issue Date</b>                                                                                                                                                                            | 5/22/2025                                            |

*This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.  
Revised 09/08/2022*



**TOWN OF AGAWAM  
36 MAIN STREET  
AGAWAM, MA 01001**

**BOARD OF APPEALS**

FOR OFFICE USE ONLY

Case #: \_\_\_\_\_  
Filed: \_\_\_\_\_  
Hearing: \_\_\_\_\_  
Expires: \_\_\_\_\_

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Serge Nakhabenko

Address 248 River Road, Agawam, MA 01001

Application is hereby made for a SPECIAL PERMIT as provided by Section 180-69, Paragraph D of the By-law.

Premises affected are situated on River Road Street; 270 +/- feet distant from the corner of Chestnut Lane Street and known as street number 248.

Property is zoned as Residence A-2 (RA-2).

**Reason(s) for request of Special Permit:**

The applicant respectfully requests a Special Permit to allow for a proposed building addition within the Floodplain Zone. Please refer to the attached project narrative for greater detail.

Signature of owner or his authorized agent: *Serge Nakhabenko*

Telephone #: 413-330-9768

**NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN**

# R LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



May 22, 2025

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

RE: Waiver Request Letter  
248 River Road  
Agawam, Massachusetts 01001  
(Parcel ID: L6-10-3)  
RLA Project File No. 250505

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant and property owner, Serge Nahkabenko, Levesque Associates, Inc. is providing this waiver request letter for the above-referenced project. The bylaw text is presented below in italic text, followed by an RLA Response presented below in blue, boldface text.

## *Section 180-71*

*(B) The application for a special permit shall also include an environmental impact statement prepared by an environmentally qualified registered professional engineer. This statement will describe the impact upon the physical environment of the proposed use.*

*(C) The Board of Appeals may waive the requirements of Subsection B if it determines that the probable impact upon the physical environment of the proposed use is to be minimal and that an environmental impact statement is not necessary to its consideration of the application and provided there is no direct conflict with the Laws of the United States and the Commonwealth of Massachusetts.*

**RLA Response:** The applicant respectfully requests to waive the requirement of providing an Environmental Impact Statement prepared by an environmentally qualified registered professional engineer. The applicant has provided a brief Environmental Impact Statement and does not believe the proposed additions to be substantial enough to require the statement to be prepared by a registered P.E. Please refer to the project narrative under Section 3 of this application packet for greater detail.

Should you have any questions or comments regarding this information, please do not hesitate to contact our office at your earliest convenience.

**A LAND PLANNING SERVICES COMPANY**

## R LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



Sincerely,  
R LEVESQUE ASSOCIATES, INC.

*Nina Fazio*

Nina Fazio  
Permitting Coordinator

**A LAND PLANNING SERVICES COMPANY**

### **3. PROJECT NARRATIVE**

---

# PROJECT NARRATIVE

For

PROPOSED BUILDING ADDITIONS  
248 RIVER ROAD  
AGAWAM, MASSACHUSETTS 0001  
(PARCEL ID: L6-10-3)

## INTRODUCTION

On behalf of the applicant and property owner, Serge Nakhabenko, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Special Permit application. The applicant proposes building additions adjacent to the existing residential structure on the subject property.

In accordance with Section 180-69(D), the applicant requests a Special Permit from the Zoning Board of Appeals for the construction of the new additions (substantial improvement) within the Floodplain Zone.

## PROPERTY DESCRIPTION

The subject property is located southeast of River Road and consists of approximately 12,196 ± SF as shown on the associated site plan prepared by R Levesque Associates, Inc. Said property is recorded in the Hampden County Registry of Deeds Land Court Records under Certificate 40775. 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 Residence A-2 (RA-2) zoning district. A Locus Map is included within this application packet under Section 4.

## EXISTING CONDITIONS & SURROUNDING LAND USES

The subject property currently contains an existing 1.5-story residential structure, storage shed, concrete driveway, and associated site improvements. The topography of the site generally varies, sloping from River Road towards the Connecticut River in the rear of the property. The subject property is bound by parcels within the Residence A-2 (RA-2) zoning district. The surrounding area is utilized mostly primarily for residential purposes.

## 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, installation of a new driveway, and installation of utilities.

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

1. Installation of erosion controls;
2. Demolition and removal of a portion of the existing driveway and landscaping;
3. Excavation for proposed addition foundation and construction of addition;
4. Installation and/or rerouting of underground utilities including sanitary sewer, electric, gas, and water services;
5. Construction of a 1,100 ± SF addition in the front of the existing structure and a 150 ± SF addition in the rear of the existing structure;
6. Installation of new paved driveway, final site grading, and landscaping;
7. Removal of erosion controls at the direction of the Town of Agawam.

## ENVIRONMENTAL IMPACT STATEMENT

The proposed 1,100 ± SF and 150 ± SF building additions to the existing residential structure are designed to minimize impact on the physical environment within the designated floodplain zone. The additions will be constructed in compliance with local floodplain management regulations, including elevation above the base flood elevation, use of flood-resistant materials, and minimal alteration to existing topography and drainage patterns. No significant grading or land disturbance is required beyond the immediate footprint of the additions, thereby preserving existing vegetation and soil stability.

## STANDARDS FOR REVIEW

The following text is taken directly from the Town of Agawam Zoning Bylaw Section 180-71(E). The bylaw text is presented below in italic text, followed by an RLA Response presented below in boldface text.

*The Board of Appeals shall not approve any such application for a special permit unless it finds in its judgment all of the following conditions are met:*

1. *The danger that materials may be swept onto other lands to the injury of others.*

RLA Response: All construction will be in accordance with flood-resistant standards to prevent displacement during flooding events. Measures will be taken to ensure no debris or materials pose a threat to neighboring properties.

*2. The danger to life and property due to flooding or erosion damage.*

RLA Response: The proposed additions will be designed to meet floodplain development standards, including elevation above the base flood level and erosion control measures. These precautions will minimize risks to life and property.

*3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.*

RLA Response: The contractor can utilize flood-resistant construction techniques and materials, reducing potential flood damage. The owner acknowledges the residual risk and will be required to secure any additional flood insurance coverage, if required.

*4. The importance of the services provided by the proposed facilities to the community.*

RLA Response: The proposed additions serve a private residential purpose and does not provide essential services to the broader community.

*5. The necessity to the facility of a waterfront location, where applicable.*

RLA Response: The project involves an existing residential structure with an established location within the floodplain. No relocation is proposed; the additions are necessary to improve livability and functionality of the current home.

*6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.*

RLA Response: Because the additions are to an existing residence, alternative locations outside the floodplain are not feasible. The proposed location maximizes the use of existing infrastructure and minimizes environmental disturbance.

*7. The compatibility of the proposed use with existing and anticipated development.*

RLA Response: The additions are consistent with surrounding residential development and conform to local zoning and land use plans. The proposed additions are not anticipated to alter the character or density of the neighborhood.

8. *The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area.*

RLA Response: The project complies with the objectives of the Floodplain Management Program by incorporating elevation requirements, flood-resistant materials, and minimal disturbance to natural drainage patterns. The existing residential use of the subject property will be maintained.

9. *The safety of access to the property in times of flood for ordinary and emergency vehicles.*

RLA Response: The applicant proposes a horse-shoe driveway to allow multiple access points to the property from the roadway.

10. *The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.*

RLA Response: The design considers the base flood elevation and expected hydrodynamic forces at the site. Structural components will be engineered to withstand local flood velocities, water levels, and potential sedimentation.

11. *The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems and streets and bridges.*

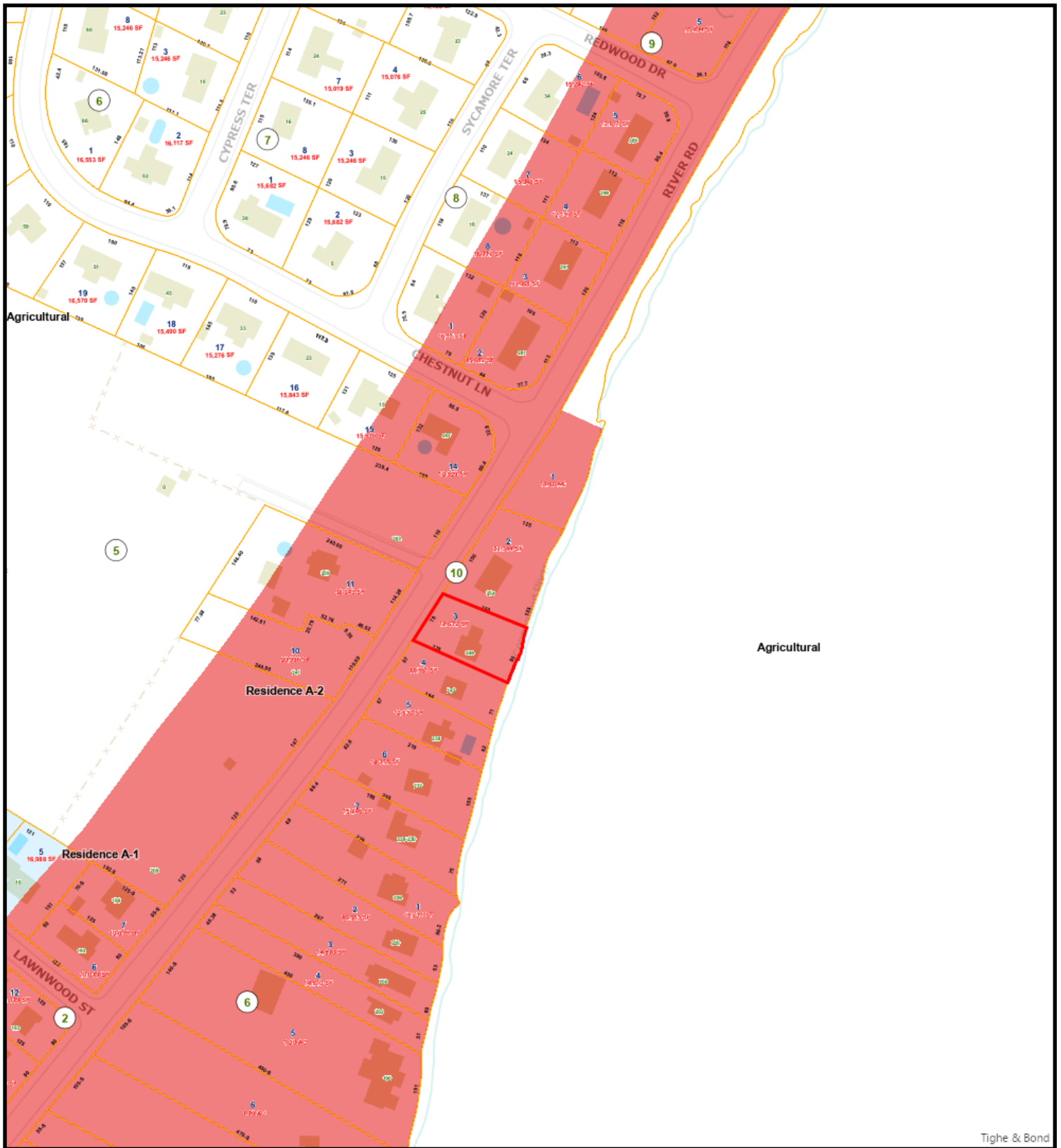
RLA Response: The additions are not expected to increase the demand on public services beyond that of the existing residence.

[ END OF PROJECT NARRATIVE ]

## **4. LOCUS MAP**

---

- 4.1 ZONING DISTRICT (SOURCE: TOWN OF AGWAM GIS)
- 4.2 FEMA FIRMETTE (SOURCE: FEMA NATIONAL FLOOD HAZARD LAYER)



## Locus Map

5/20/2025 10:00:11 AM

Scale: 1"=200'

Scale is approximate

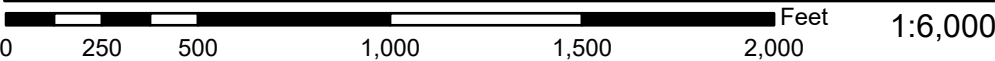
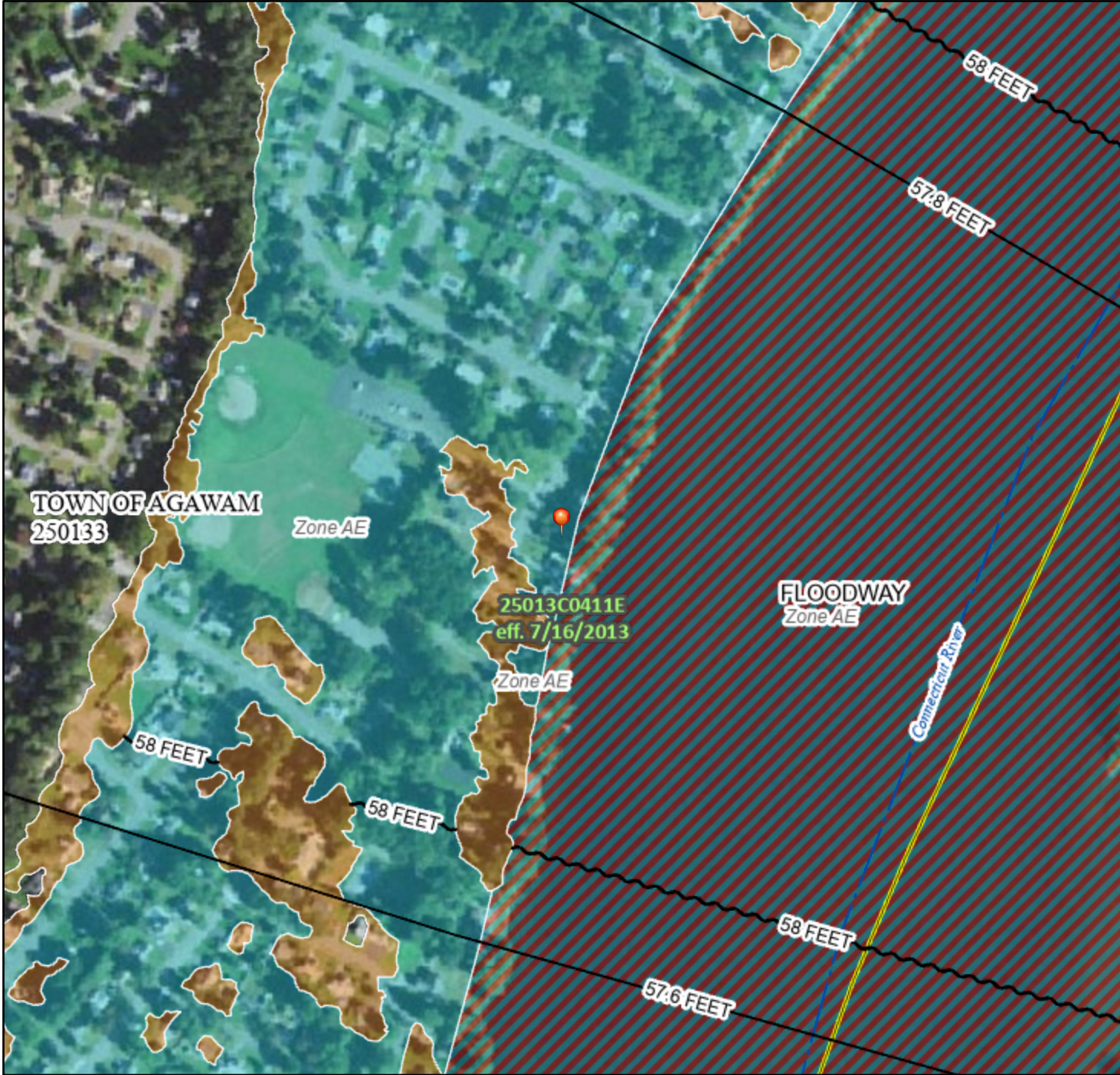
The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.



# National Flood Hazard Layer FIRMMette



72°36'49"W 42°3'21"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
|                             |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| GENERAL STRUCTURES          |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
| MAP PANELS                  |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/24/2025 at 2:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## **5. DEED REFERENCE**

---

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

Ctf#:40775

MASSACHUSETTS STATE EXCISE TAX  
HAMPDEN COUNTY LAND REGISTRATION

Date: 08-13-2024 @ 12:46pm

Ct1#: 151

Fee: \$.00 Cons: \$.00

**Property address: 248 River Road, Agawam, MA****QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that I, **Larisa Nakhabenko**, a married woman, of 248 River Road, Agawam, Hampden County, Massachusetts, for no consideration,

GRANT TO

**Serge Nakhabenko**, of 242 River Road, Agawam, Hampden County, Massachusetts, individually

*With Quitclaim Covenants*

A certain parcel of land situate in Agawam in the county of Hampden and Commonwealth of Massachusetts, bounded and described as follows: Southeasterly by the Connecticut River; Southwesterly by Lot B5 as shown on plan hereinafter mentioned about one hundred seventy-seven (177) feet; Northwesterly by River Road seventy-eight and 08/100 (78.08) feet; and Northwesterly by Lot B3 as shown on said plan about one hundred sixty (160) feet. Said land is shown as Lot B4 on hereinafter mentioned plan. All of said boundaries are determined by the Court to be located as shown upon subdivision plan numbered 11096-C, the same being compiled from a plan drawn by Cobb, Beesley & Miles, engineers, dated August 1942, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 3176.

So much of said land as is included within the limits of River Road as shown on said plan is subject to the rights of all persons lawfully entitled thereto in and over the same.

The above-described land is subject to easements as set forth in a grant to the American Telephone & Telegraph Company of Massachusetts, dated October 10, 1905, duly recorded in Book 691, page 71.

The above-described land is also subject to the following restrictions, viz:

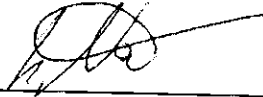
1. No house costing less than \$1,500.00 shall be erected on said premises.
2. No building shall be erected on said premises nearer than ten feet to the southwesterly line thereof.
3. Said premises shall be used for residential purposes only.
4. No nuisances shall be maintained or permitted thereon. Subject to any terms or provisions as set forth in the deed of conveyance into this Certificate.

BEING the same premises conveyed to Larisa Nakhabenko herein by deed of Gary R. Leperle, Personal Representative of the Estate of Robert F. Kusmierz, dated July 13, 2023, and recorded in the Hampden County Land Court in Doc #234496, Cert #40354.

WITNESS, my hand and seal this 12<sup>th</sup> day of August 2024.



Vitaliy Yussenko, Witness

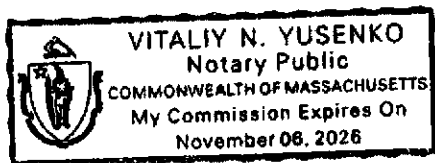


LARISA NAKHABENKO

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 12<sup>th</sup> day of August, 2024, before me, the undersigned notary public, **LARISA NAKHABENKO**, personally appeared, proved to me through satisfactory evidence of identification, which was a MA Driver's License to be the persons who signed the preceding document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and acknowledged to me that she signed it voluntarily for its stated purpose.



Vitaliy N. Yussenko, Notary Public  
My Commission Expires: 11-06-2026

## **APPENDIX A: SITE PLAN**

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SITE PLAN ENTITLED "CONSERVATION FILING PLAN"

PREPARED FOR SERGE NAKHABENKO

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED APRIL 10, 2025; REVISED MAY 22, 2025

NOTES

1. THE RECORD OWNER OF 248 RIVER ROAD IS SERGE NAKHABENKO. SEE HAMPDEN COUNTY REGISTRY OF DEEDS LAND COURT CERTIFICATE #40775. THE RECORD OWNER OF 56 FOREST RIDGE LANE IS BRYAN A HUNT. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 10888 PAGE 523.
2. THE PROPERTY LINES FOR 248 RIVER ROAD SHOWN HEREON ARE BASED UPON A PLAN TITLED, "SUBDIVISION OF LOT B2 SHOWN ON PLAN 11096-B FILED WITH CERT. OF TITLE NO. 1776 REGISTRY DISTRICT OF HAMPDEN COUNTY LAND IN AGAWAM" PREPARED BY COBB, BEESLEY, & MILES, ENG'RS., DATED AUG. 1942. SEE HAMPDEN COUNTY REGISTRY OF DEEDS LAND COURT PLAN 11096-C. AND AN R LEVESQUE ASSOCIATES SURVEY CONDUCTED ON 02-11-2025. THE PROPERTY LINES FOR 56 FOREST RIDGE LANE SHOWN HEREON ARE BASED UPON A PLAN TITLED, "DEFINITIVE SUBDIVISION PLANS FOREST RIDGE ESTATES AGAWAM, MASS." PREPARED BY PHARMER ENGINEERING CORPORATION, DATED APR. 21, 1988. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 261 PAGES 117-129.
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 CONSERVATION PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. 248 RIVER ROAD CONTAINS 12,196± S.F. 56 FOREST RIDGE LANE CONTAINS 127,170 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. WETLAND RESOURCE AREAS DELINEATED BY R LEVESQUE ASSOCIATES ON 02-11-2025 AND 03-03-2025.
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON 02-11-2025.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AVAILABLE RECORD DATA, AGAWAM MA WEB GIS AND, 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. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM WEB GIS.
11. 248 RIVER ROAD IS ZONED RESIDENCE A-2 AND 56 FOREST RIDGE LANE IS ZONED AGRICULTURAL ACCORDING TO THE TOWN OF AGAWAM ZONING MAP.
12. THE SUBJECT PARCELS ARE LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25030411E - EFFECTIVE DATE: 07-16-2013, IN ZONE AE WITH A BASE FLOOD ELEVATION OF 57.9'.
13. A PORTION OF 248 RIVER ROAD IS LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

ZONING REVIEW - 248 River Road - Residence A-2 (RA2)

| TYPE (MINIMUM)          | REQUIRED            | EXISTING      | PROPOSED      |
|-------------------------|---------------------|---------------|---------------|
| AREA                    | 15,000 FT²          | 12,196± FT²   | 12,196± FT²   |
| FRONTAGE                | 110 FT              | 78.08 FT      | 78.08 FT      |
| FRONT YARD              | 30 FT               | 60± FT        | 36± FT        |
| SIDE YARD               | 15 FT               | 15± FT        | 15± FT        |
| REAR YARD               | 20 FT               | 58± FT        | 53± FT        |
| HEIGHT (MAX)            | 35 FT (2.5 STORIES) | (1.5 STORIES) | (1.5 STORIES) |
| BUILDING COVERAGE (MAX) | 40%                 | ±10%          | ±20%          |

BLSF IMPACTS

| ELEVATION (FT) | PROPOSED BLSF DISPLACEMENT AT 248 RIVER RD (C.Y.) | PROPOSED BLSF COMPENSATORY STORAGE AT 56 FOREST RIDGE LN (C.Y.) | NET SURPLUS OF COMPENSATORY FLOOD STORAGE (C.Y.) |
|----------------|---------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------|
| 55-56          | 9±                                                | 12±                                                             | 3±                                               |
| 56-57          | 69±                                               | 69±                                                             | 0±                                               |
| 57-57.9        | 53±                                               | 105±                                                            | 52±                                              |
| TOTAL          | 131±                                              | 186±                                                            | 55±                                              |

RIVERFRONT AREA

|                                                    |              |
|----------------------------------------------------|--------------|
| RIVERFRONT AREA ON PROPERTY                        | 12,196± S.F. |
| EXISTING DEGRADED RIVERFRONT AREA ON PROPERTY      | 3,303± S.F.  |
| DEGRADED RIVERFRONT AREA UNDER PROPOSED CONDITIONS | 4,007± S.F.  |
| NEW ALTERATION WITHIN RIVERFRONT AREA              | 704± S.F.    |
| RIVERFRONT AREA MITIGATION REQUIRED AT 2:1 RATE    | 1,408± S.F.  |
| PROPOSED RIVERFRONT AREA MITIGATION                | 1,545± S.F.  |

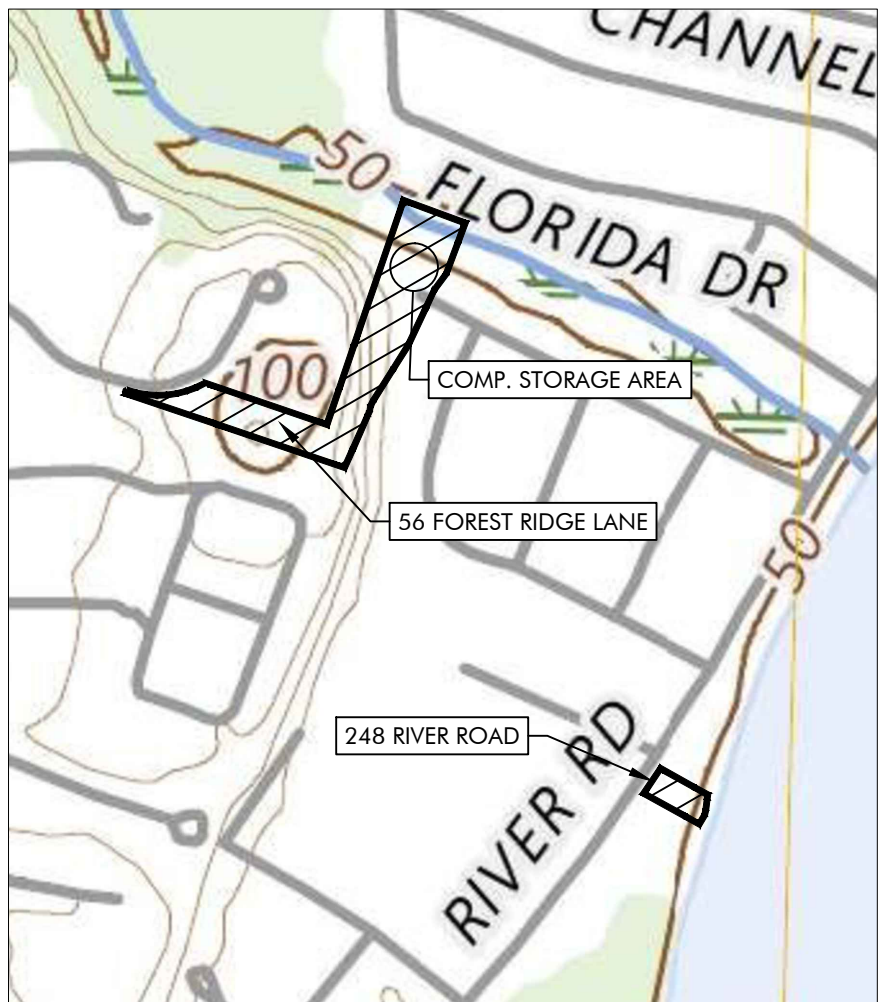
\* Per 310 CMR 10.58(4)(d)(1)(a) Compensatory storage does not count towards riverfront area alteration

NOTE:

Per riverfront area performance standards, the improvement over existing conditions shall be met through excess mitigation provided, and implementation of voluntary stormwater management features.

PLANT LIST

| KEY | QTY. | BOTANICAL NAME       | COMMON NAME | SIZE/SPACING |
|-----|------|----------------------|-------------|--------------|
| QR  | 6    | QUERCUS RUBRA        | RED OAK     | 2-2.5" CAL.  |
| TC  | 6    | TSUGA CANADENSIS     | HEMLOCK     | 2-2.5" CAL.  |
| HV  | 7    | HAMAMELIS VIRGINIANA | WITCH HAZEL | 2-2.5" CAL.  |



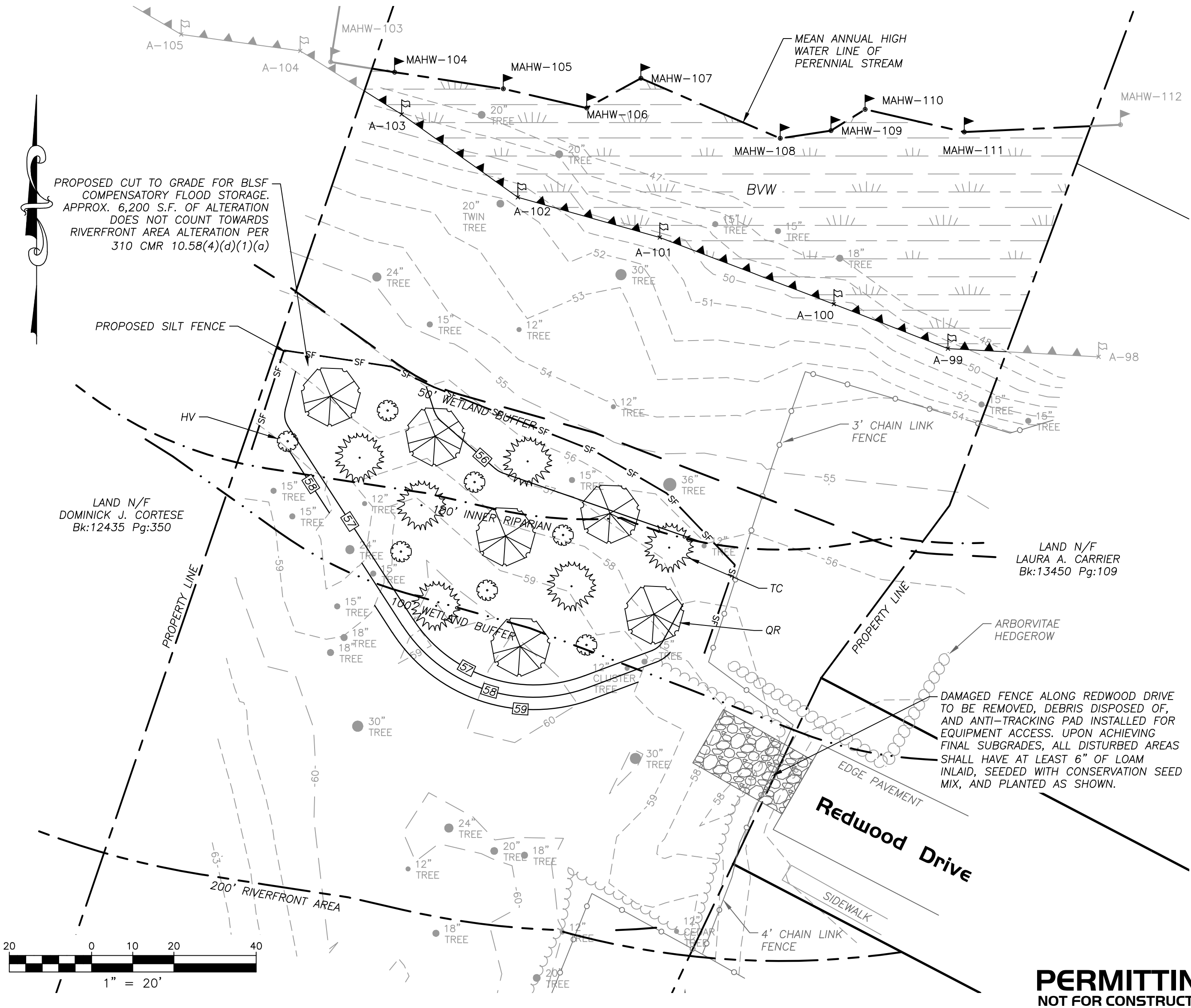
LOCUS

SCALE: 1"=500'

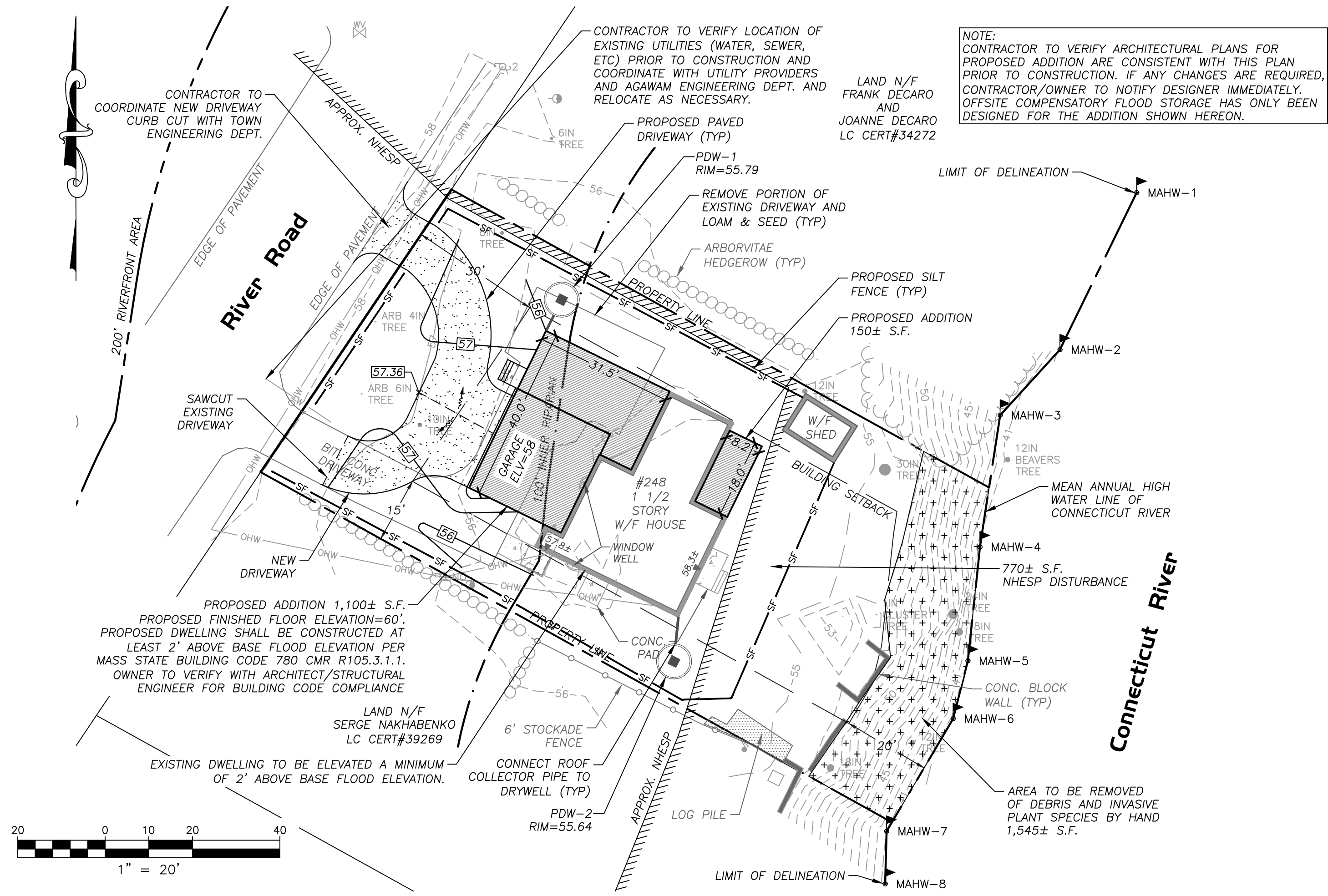
NOTE:

PROPOSED DWELLING SHALL BE CONSTRUCTED AT LEAST 2' ABOVE BASE FLOOD ELEVATION PER MASS STATE BUILDING CODE 780 CMR R105.3.1.1. OWNER TO VERIFY WITH ARCHITECT/STRUCTURAL ENGINEER FOR BUILDING CODE COMPLIANCE. EXISTING DWELLING TO BE ELEVATED A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION.

56 FOREST RIDGE LANE - PROPOSED COMPENSATORY FLOOD STORAGE

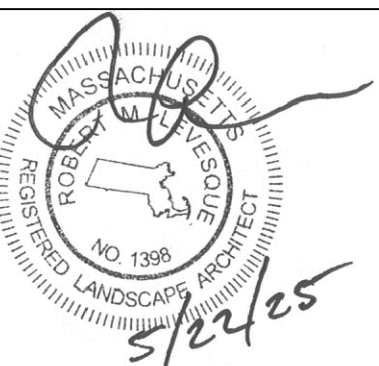


248 RIVER ROAD - PROPOSED ADDITION



CONSERVATION FILING PLAN

248 River Road & 56 Forest Ridge Lane  
Parcel ID: L6-IO-3 & L6-5-26  
Agawam, MA



PREPARED FOR:

Sergey Nakhabenko  
248 River Road  
Agawam, MA

ISSUANCE DATE: April 10, 2025

REVISIONS: DATE: A. House elevation 5/22/25

DRAFTED BY: J.L. & R.N.

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

SCALE: As Noted

RLA PROJ. NUMBER: 240505

DRAWING# REV.

W-1

A

PERMITTING  
NOT FOR CONSTRUCTION



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

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

June 11, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals- Case #2032 Special Permit Comments- 248 River Road Agawam, MA 01001;

Inspection Services has no specific zoning issues or concerns for the proposed project for the above referenced addresses.

Inspection Services does have the following general comments to provide for the project;

- If the addition project is verified to be a “Substantial Improvement” for the property located at 248 River Road, per Mass State Building code 780 CMR Section R105.3.1.1- the newly constructed portions of the dwelling and some of the existing dwelling structure areas will need to be constructed and or raised two feet (2’) above the base flood elevation.

See attached for some referenced building code requirements.

Respectfully,

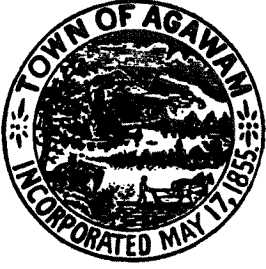
*Kevin Duquette*

Kevin Duquette  
Inspector of Buildings  
Town of Agawam

R105.3.1.1 Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas and Coastal Dunes. For applications for reconstruction, rehabilitation, addition, alteration, repair or other improvement of existing buildings or structures located in a flood hazard area or coastal dune as established by section R322.1.1, the building official shall examine or cause to be examined the construction documents and shall make a determination with regard to the value of the proposed work.... If the building official finds that the value of proposed work equals or exceeds 50% of the market value of the building or structure.... the proposed work is a substantial improvement....and the building official shall require existing portions of the entire building or structure to meet the requirements of section R322. For the purpose of this determination, a substantial improvement shall mean any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the building or structure before the improvement or repair is started.

R322.1.4 Establishing the Design Flood Elevation. The design flood elevation in Massachusetts shall be as follows: “For A Zones, the design flood elevation shall be the base flood elevation plus two feet”....

R322.1 General. The construction documents shall include documentation that is prepared and sealed by a registered design professional that the design and methods of construction to be used meet the applicable criteria of this section.



**TOWN OF AGAWAM  
36 MAIN STREET  
AGAWAM, MA 01001**

**BOARD OF APPEALS**

FOR OFFICE USE ONLY

Case #: 2033  
Filed: \_\_\_\_\_  
Hearing: \_\_\_\_\_  
Expires: \_\_\_\_\_

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Jamie Santanello

Address 12 Moore St Agawam, MA 01001

Application is hereby made for a SPECIAL PERMIT as provided by Section 180, Paragraph 23-K & 81 of the By-law.

Premises affected are situated on Moore Street; 0 feet distant from the corner of Valley Street and known as street number \_\_\_\_\_.

Property is zoned as Bus-A.

Reason(s) for request of Special Permit:

We would like to have 4-Chicken  
and a 43 Gal outdoor compost Bin Tumbled  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of owner or his authorized agent: Jamie Santanello

Telephone #: 413-342-4732

**NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN**



The Commonwealth of Massachusetts  
**Town of Agawam**  
**Inspection Services - Building Department**  
1000 Suffield Street, Agawam MA 01001 – (413) 821-0632

|                           |
|---------------------------|
| OFFICE ONLY<br>Date Filed |
| INSPECTION SERVICES       |
| MAY 27 2025               |
| TOWN OF AGAWAM            |

**Application for Zoning Determination**

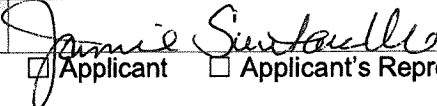
**FILING INSTRUCTIONS:** Deliver this form (no fee required) to Inspection Services.  
For digital submissions, please confirm receipt. A complete application will be processed within 30 days.  
The applicant must pick-up, or arrange for the receipt of, this processed form.

|                                                                                              |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------|---------------------------------------------|--------------------------|--|
| <b>1) PROPERTY INFORMATION</b>                                                               |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
| a. Street Address                                                                            |                                                                         | 12 MOORE ST.                                                                                             |                                                                         | b. Zoning District |                                             | Bos A                    |  |
| c. Assessor's Map                                                                            |                                                                         | I17                                                                                                      |                                                                         | d. Lot(s)          |                                             | 1-10                     |  |
| e. Registry of Deeds Book                                                                    |                                                                         |                                                                                                          |                                                                         | f. Page            |                                             |                          |  |
| g. Overlay Districts                                                                         |                                                                         | <input type="checkbox"/> Historic Preservation <input type="checkbox"/> Mixed-Use Business C             |                                                                         |                    |                                             |                          |  |
| h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
|                                                                                              |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
| <b>2) APPLICANT &amp; OWNER INFORMATION</b>                                                  |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
| a. Applicant Name                                                                            |                                                                         | JAMIE SANTANELLO                                                                                         |                                                                         | b. Applicant Phone |                                             | 413-342-4132             |  |
| c. Applicant Email                                                                           |                                                                         | JAMIESantanello@gmail.com                                                                                |                                                                         |                    |                                             |                          |  |
| d. Applicant Mailing Address                                                                 |                                                                         | 12 MOORE ST.                                                                                             |                                                                         |                    |                                             |                          |  |
| e. Applicant Relationship to Property                                                        |                                                                         | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other: |                                                                         |                    |                                             |                          |  |
| f. Representative Name (if any)                                                              |                                                                         |                                                                                                          |                                                                         | g. Rep. Phone      |                                             |                          |  |
| h. Rep. Email                                                                                |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
| i. Owner Mailing Address                                                                     |                                                                         | 12 MOORE ST.                                                                                             |                                                                         |                    |                                             |                          |  |
| j. Owner Name (if different)                                                                 |                                                                         |                                                                                                          |                                                                         | k. Owner Phone     |                                             |                          |  |
| l. Owner Email                                                                               |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
| m. Owner Mailing Address                                                                     |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
| <b>3) PROJECT &amp; SITE DETAILS</b>                                                         |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
| NOTE: Any omission of requested information may result in an INCOMPLETE determination        |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
|                                                                                              | Existing                                                                |                                                                                                          | Proposed                                                                |                    | FOR BUILDING DEPT. REVIEW<br>REQUIRED / NOT |                          |  |
|                                                                                              |                                                                         |                                                                                                          | <input checked="" type="checkbox"/> No changes to building, site or lot |                    |                                             |                          |  |
| a. Lot Size                                                                                  | 10,454 SF                                                               |                                                                                                          |                                                                         |                    | LOT SIZE                                    | <input type="checkbox"/> |  |
| b. Frontage                                                                                  | 237.67 FT                                                               |                                                                                                          |                                                                         |                    | FRONTAGE                                    | <input type="checkbox"/> |  |
| c. Front Lot Line                                                                            | 118.82 FT                                                               |                                                                                                          |                                                                         |                    | FRONT SB                                    | <input type="checkbox"/> |  |
| d. Side Lot Line (Left/Right)                                                                | L: 100.73 R: 43.38 FT                                                   |                                                                                                          | L: FT R: FT                                                             |                    | SIDE SB                                     | <input type="checkbox"/> |  |
| e. Rear Lot Line                                                                             | APPROX. 100.00 FT                                                       |                                                                                                          |                                                                         |                    | REAR SB                                     | <input type="checkbox"/> |  |
| f. Building Height                                                                           |                                                                         |                                                                                                          |                                                                         |                    | BLDG HT                                     | <input type="checkbox"/> |  |
| g. Total BLDG/Res Area                                                                       | SF                                                                      | SF                                                                                                       | SF                                                                      | SF                 | AREA LIM                                    | <input type="checkbox"/> |  |
| h. BLDG Coverage (Footprint)                                                                 | SF                                                                      | % of lot                                                                                                 | SF                                                                      | % of lot           | LOT COVER                                   | <input type="checkbox"/> |  |
| i. Impervious Coverage                                                                       | SF                                                                      | % of lot                                                                                                 | SF                                                                      | % of lot           | IMPERVIOUS                                  | <input type="checkbox"/> |  |
| j. Parking/Loading Spaces                                                                    | P:                                                                      | L:                                                                                                       | P:                                                                      | L:                 | PARKING                                     | <input type="checkbox"/> |  |
| k. Bicycle/EV Charge Spaces                                                                  | B:                                                                      | EV:                                                                                                      | B:                                                                      | EV:                | BIKE/EV                                     | <input type="checkbox"/> |  |
| l. Signs (Size & Type)                                                                       |                                                                         | T:                                                                                                       | x                                                                       | T:                 | SIGNS                                       | <input type="checkbox"/> |  |
| m. Fence (Size & Type)                                                                       | 264' LIN FT                                                             |                                                                                                          | 6' LIN FT                                                               |                    |                                             |                          |  |
| n. Wetland Area                                                                              |                                                                         |                                                                                                          |                                                                         |                    |                                             |                          |  |
| o. Utility Services                                                                          | <input type="checkbox"/> Town Water <input type="checkbox"/> Town Sewer |                                                                                                          | <input type="checkbox"/> Town Water <input type="checkbox"/> Town Sewer |                    | NON-CONFORMING USE <input type="checkbox"/> |                          |  |

|                                                                                                                                                                                                                                                                                                                                               |                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| p. Current Use of Property                                                                                                                                                                                                                                                                                                                    | RESIDENCE                                                                                           |
| q. Proposed Use of Property                                                                                                                                                                                                                                                                                                                   | RESIDENCE                                                                                           |
| r. Project Description                                                                                                                                                                                                                                                                                                                        |                                                                                                     |
| INSTALL 4 BIRD (HEN) COOP<br>43 GAL OUTDOOR COMPOST BIN TUMBLER                                                                                                                                                                                                                                                                               |                                                                                                     |
| s. I have attached additional narrative, plans or supporting materials<br>(any oversize plans should also be included in an 8.5 x 11" format)                                                                                                                                                                                                 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.<br>If so, <u>CONSERVATION COMMISSION</u> review is required.                                                                                                                                         | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unsure |
| u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u> :<br><br>[1] Any alteration to sites on parcels of one acre or greater.<br>[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. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.                                                                                                                                                                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                 |

#### 4) CERTIFICATION

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.

|                                                                                                   |                                                                                     |      |         |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|---------|
| Signature                                                                                         |  | Date | 5-27-25 |
| <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Applicant's Representative |                                                                                     |      |         |

#### ZONING DETERMINATION - OFFICE USE ONLY

|                                                                                  |                                                                                     |                                                                                                                                                                                              |                                                      |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied:               |                                                                                     | <input type="checkbox"/> The proposed use is not permitted in the subject zoning district<br><input type="checkbox"/> Only permissible with variance relief from the Zoning Board of Appeals |                                                      |
| <input checked="" type="checkbox"/> Approved <b>Pending additional approval:</b> |                                                                                     |                                                                                                                                                                                              |                                                      |
| Per Zoning Ordinance Section(s)                                                  | Required Permit(s)                                                                  | Approval Required                                                                                                                                                                            | Permitting Authority                                 |
| 180-23-K (use)                                                                   | <input type="checkbox"/> Building Permit(s)                                         | <input checked="" type="checkbox"/> Special Permit(s)                                                                                                                                        | <input type="checkbox"/> Planning Board              |
| 180-8-1 (S.P.)                                                                   | <input type="checkbox"/> Electrical Permit(s)                                       | <input type="checkbox"/> Site Plan Review                                                                                                                                                    | <input checked="" type="checkbox"/> Board of Appeals |
|                                                                                  | <input type="checkbox"/> Plumbing/Gas Permit(s)                                     | <input type="checkbox"/> Variance                                                                                                                                                            | <input type="checkbox"/> City Council                |
| Town Building Official                                                           |  | Issue Date                                                                                                                                                                                   | 5/29/2025                                            |

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

RESIDENCE: 12 MOORE ST  
33X25

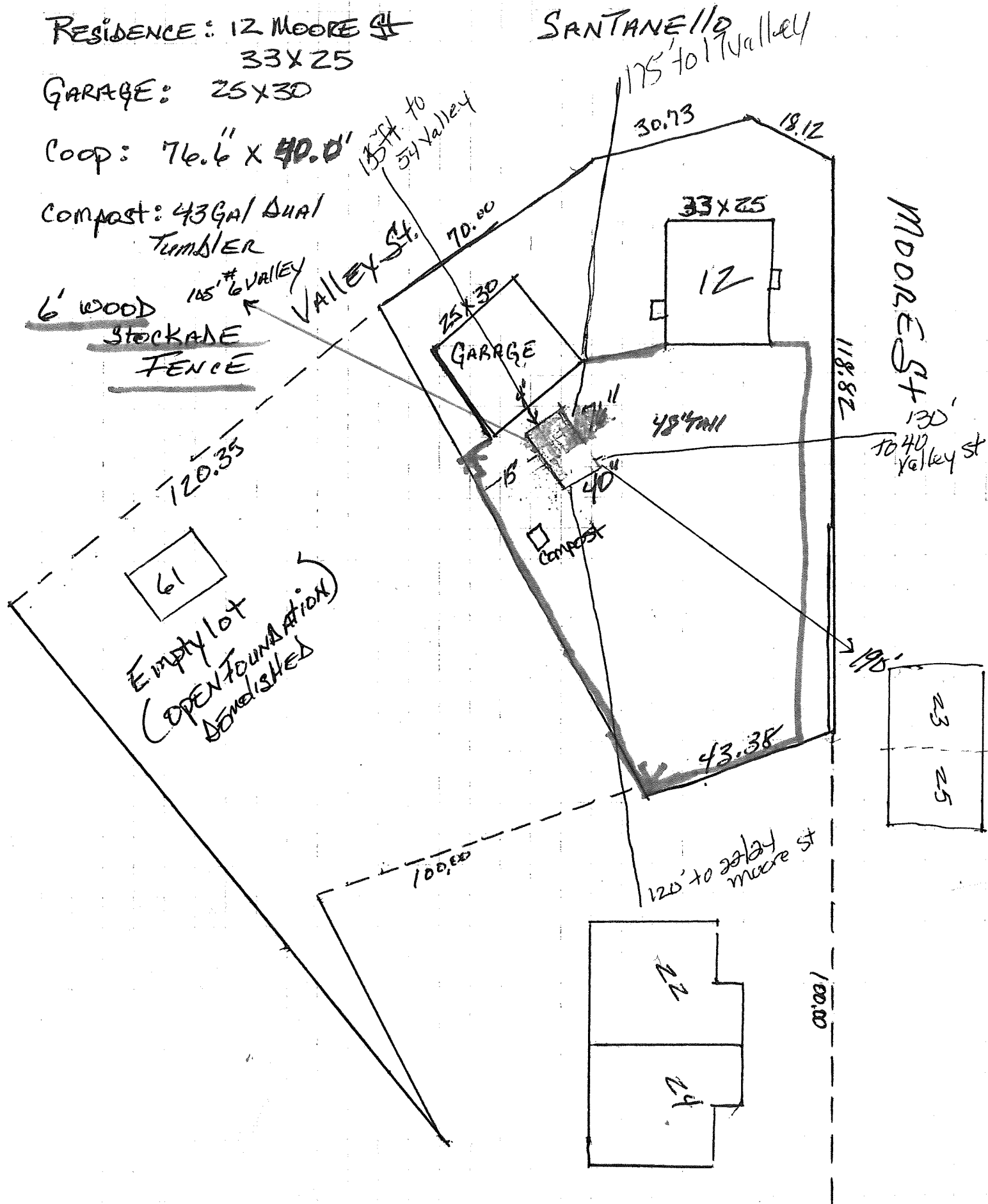
GARAGE: 25X30

COOP: 76.6" X 40.0"

COMPOST: 43 GAL DUAL  
TUMBLER

6' WOOD STOCKADE  
FENCE

SANTANELO





| <u>Required - (4) Hens</u> |       | <u>Provided</u> |
|----------------------------|-------|-----------------|
| Coop - 12 Sq ft            | _____ | 24 Sq ft        |
| Run - 40 Sq ft             | _____ | <u>40</u> Sq ft |

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that I, *MARIA LA FRANCE*, of  
650 Dickinson Hill Road, Russell, Hampden County, Massachusetts

FOR CONSIDERATION AND CONSIDERATION PAID IN THE AMOUNT OF ONE  
HUNDRED FIFTY FOUR THOUSAND (\$154,000.00) DOLLARS,

grants to *JAMIE SANTANELLO* of 12 Moore Street, Agawam, Hampden County,  
Massachusetts,

with **WARRANTY COVENANTS**

The land in Agawam, Hampden County, said Commonwealth of Massachusetts, bounded  
and described as follows:

BEGINNING at an iron pin that is distant approximately Six Hundred (600) Feet from  
the intersection of the Westerly side of Moore Street with the Northerly side of High  
Street and which is the Southeasterly bound of the premises conveyed and running  
thence:

SOUTH 79° 47' 30" West a distance of Forty Three (43) Feet to an iron pin;  
thence

NORTH 26° 48' West a distance of One Hundred Nineteen and 34/100  
(119.34) Feet to an iron pin; thence

NORTH 54° 40" East a distance of Seventy and No/100 (70.00) Feet to  
an iron pin; thence

SOUTH 85° 03' 30" East a distance of Thirty and 73/100 (30.73) Feet to an  
iron pin; thence

SOUTH 42° 07' 30" East a distance of Eighteen and 12/100 (18.12) Feet to an  
iron pin; thence

SOUTH 10° 52' 30" West a distance of One Hundred Twenty One and 82/100  
(121.82) Feet along Moore Street to the Point of  
Beginning.

Also, one half of the roadway bounding on this plot as follows:

BEGINNING at the first mentioned iron pin that is distance approximately Six Hundred  
Five (605) Feet from the intersection of the Westerly side of Moore Street with the  
Westerly side of High Street and running thence

NORTH 77° 47' 30" East a distance of fifteen (15) Feet to the center of the road  
known as Moore Street; thence

NORTH 10° 52' 30" East approximately One Hundred Twenty One and 82/100  
(121.82) Feet; thence

NORTH 42° 07' 30" West a distance of approximately Twenty Three (23) Feet;  
thence

NORTH 85° 03' 30" West a distance of approximately Thirty Eight (38) Feet;  
thence

SOUTH 54° 40' West a distance of approximately Seventy (70) Feet to a point  
Opposite the iron pin marking the Northwesternly bound  
of the first mentioned plot; thence

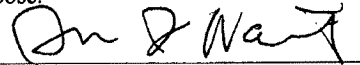
12 Moore St. Agawam

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

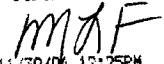
NOVEMBER 30, 2004

On this 30<sup>th</sup> day of November, 2004, before me, the undersigned Notary Public, personally appeared MARIA LA FRANCE, who proved to me, through satisfactory evidence of identification, which was her Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.



IRWIN I. WEITZ Notary Public  
My Commission Expires: 04/05/07

SPRINGFIELD  
DEEDS REG12  
HAMPDEN

  
11/30/04 12:25PM 01  
000000 #6473

DONALD E. ASHE, REGISTER  
HAMPDEN COUNTY REGISTRY OF DEEDS

FEE \$702.24

CASH \$702.24



**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

June 11, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2033- Special Permit Comments for 12 Moore Street;

Inspection Services has no specific zoning issues or concerns for the special permit request for the property referenced above.

Respectfully,

*Kevin Duquette*  
Kevin Duquette  
Inspector of Buildings  
Town of Agawam

The following members attended the public meeting:

**Doreen Prouty-Chair**  
**Richard Maggi-Vice Chair**  
**Viktor Savonin-Acting Clerk**  
**Vinny Ronghi-Alternate**

**Stefanie Kesecker-Administrative Assistant**

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**CASE #2030-MBNZ Holding-223 Garden Street-Special Permit**

Sitting on this case:

Doreen Prouty-Chair, Richard Maggi-Vice Chair, Viktor Savonin-Acting Clerk

Chair Prouty opened the meeting and introduced the Board members.

Filipe Cravo, R. Levesque Associates was present for this agenda item. He stated the Vermette Auto had had a Special Permit issued to them in 2000, and this proposal is for an addition to the existing auto body shop, on an already paved area. He stated the location is zoned Business-B. Chair Prouty questioned if there was frontage on Garden Street as the application states this, but the plan shows the frontage. Chair Prouty told the proponent she would like to have the frontage clarified. She stated the deed also shows frontage.

Mr. Cravo stated the current building is 5,090 sq. ft. and the proposed addition is 3,250 sq. ft. and will be a prefabricated metal siding. He stated there will be three overhead doors with access off the existing pave area.

Mr. Cravo went on to say there had been a Team Meeting held for this project and he stated it is currently before both the Planning Board for a Site Plan and the Conservation Commission for an RDA. He stated they are working through stormwater issues with Engineering. He stated the current stormwater features will need to be enlarged.

Chair Prouty stated that the Special Permit in 2000 allowed for 10 cars as the maximum number of cars being worked on. She asked how many vehicles the petitioner was now requesting. Mr. Cravo stated 50, but the petitioner was amenable to a smaller number, but would like to have room to grow the business.

Chair Prouty asked if the 50 cars included all cars being worked on and other cars on the lot. Mr. Cravo stated he would get clarification.

Mr. Maggi questioned 50 vehicles stating for a 3,000 sq. ft. increase 50 cars seems like a large number compared to 10. Mr. Cravo reiterated this was to increase business, but he would come back to the Board with a number of vehicles requested.

Mr. Savonin asked if the hours of operation would be changing and stated there are residences across the street. Mr. Cravo stated the hours of operation would remain the same.

Mr. Maggi asked if the height of the new addition was 1-1/2 stories similar to the current building. Mr. Cravo stated yes it is 1-1/2 stories.

Mr. Savonin asked if the impervious area would increase. Mr. Cravo stated it would remain the same as today, with the gravel and parking along the edge. Mr. Savonin asked about the

increased run-off and if the drainage system could handle the increase. Mr. Cravo stated the petitioner is working with Engineering to increase the storm drainage. Mr. Ronghi asked if any cars would be sold here. Mr. Cravo stated no, the business solely works on vehicles.

Chair Prouty opened the hearing for public comment at 6:49pm.

John Geoffrion, 1A Maple View Lane was present for this agenda item and stated he lives directly across the street from the business. He stated he is not opposed to the addition.

Mr. Cravo requested to continue the public hearing to July 28, 2025.

Motion was made by Mr. Maggi and seconded by Mr. Savonin to continue the public hearing for 223 Garden Street-MBNZ Holding to the July 28, 2025 meeting as requested.

Prouty-yes, Maggi-yes, Savonin-yes.

Motion was made by Mr. Maggi and seconded by Mr. Savonin to take the agenda out of order.

Prouty-yes, Maggi-yes, Savonin-yes.

### **Approval of Minutes-April 14, 2025**

Motion was made by Mr. Maggi and seconded by Mr. Savonin to approve the April 14, 2025 minutes.

Prouty-yes, Maggi-yes, Ronghi-yes, Savonin-yes.

### **Any other matter that may legally come before Zoning Board of Appeals**

Chair Prouty and the Board members discussed a peer review for the upcoming proposal from Verizon for 580 Main Street. The members agreed to proceed with the peer review.

Prouty-yes, Maggi-yes, Savonin-yes, Ronghi-yes.

### **Case#2031-150 Meadowbrook Road-Adzhigirey-Special Permit**

Sitting on this case: Doreen Prouty-Chair, Richard Maggi-Vice Chair, Vincenzo Ronghi-Acting Clerk

Daniel Adzhigirey, 150 Meadowbrook Road was present for this agenda item. He stated that he would like to obtain 12 hens for eggs and well as pets for his children. He stated the coup and run will be fully enclosed and the chickens will not free-range.

Chair Prouty stated a coup for 12 hens need to be a minimum of 36 sq. ft. and he has 80. She stated the run has to be 120sq. ft and he has 192. It is located in the rear of the property and he is well over 50 ft. from any abutting structures.

Chair Prouty asked what would be done with the hen waste. Mr. Adzhigirey will use a compost bin.

Chair Prouty opened the hearing to the public at 7:13pm.

Mike Stewart-140 Meadowbrook Lane-stated he is a neighbor and he has no opposition to the Special Permit.

Chair Prouty closed the public hearing and went directly into a meeting.

The members discussed the case and Mr. Adzhigirey was in compliance with all the chicken ordinance requirements.

Chair Prouty called for a vote:

Motion was made by Mr. Ronghi and seconded by Mr. Maggi to approve the Special Permit-150 Meadowbrook Road.

Prouty-yes, Maggie-yes, Ronghi-yes.

Chair Prouty explained the 20 day appeal process.

Motion was made by Mr. Ronghi and seconded by Mr. Maggi to adjourn the meeting.

Prouty-yes, Maggi-yes, Ronghi-yes, Savonin-yes.

Meeting adjourned at 7:35pm.