



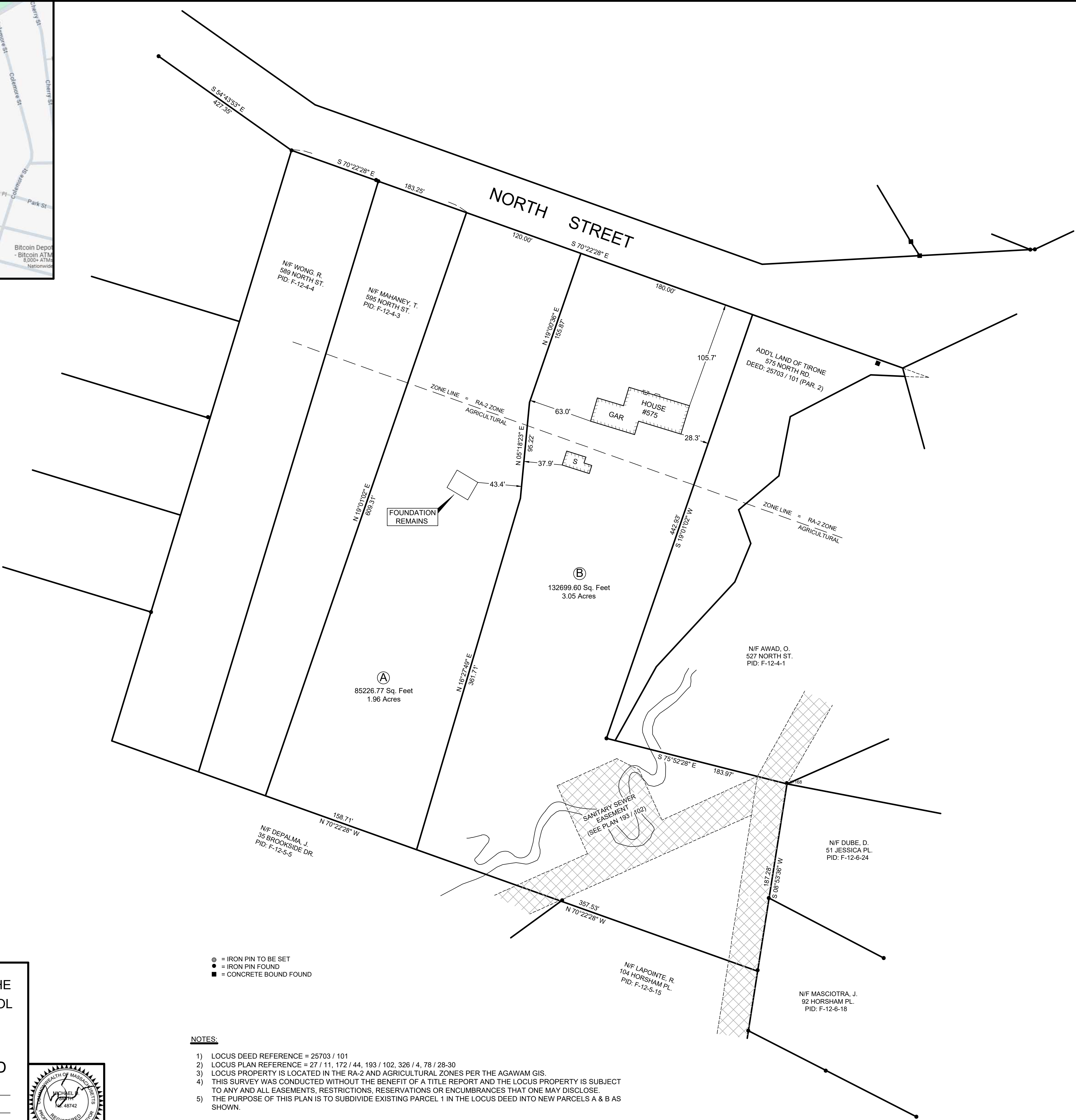
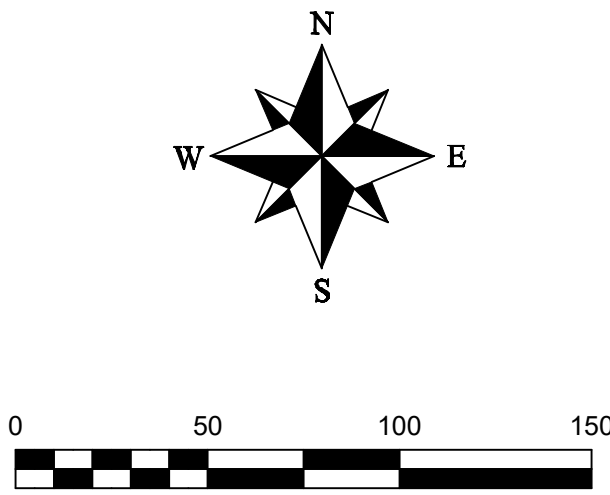
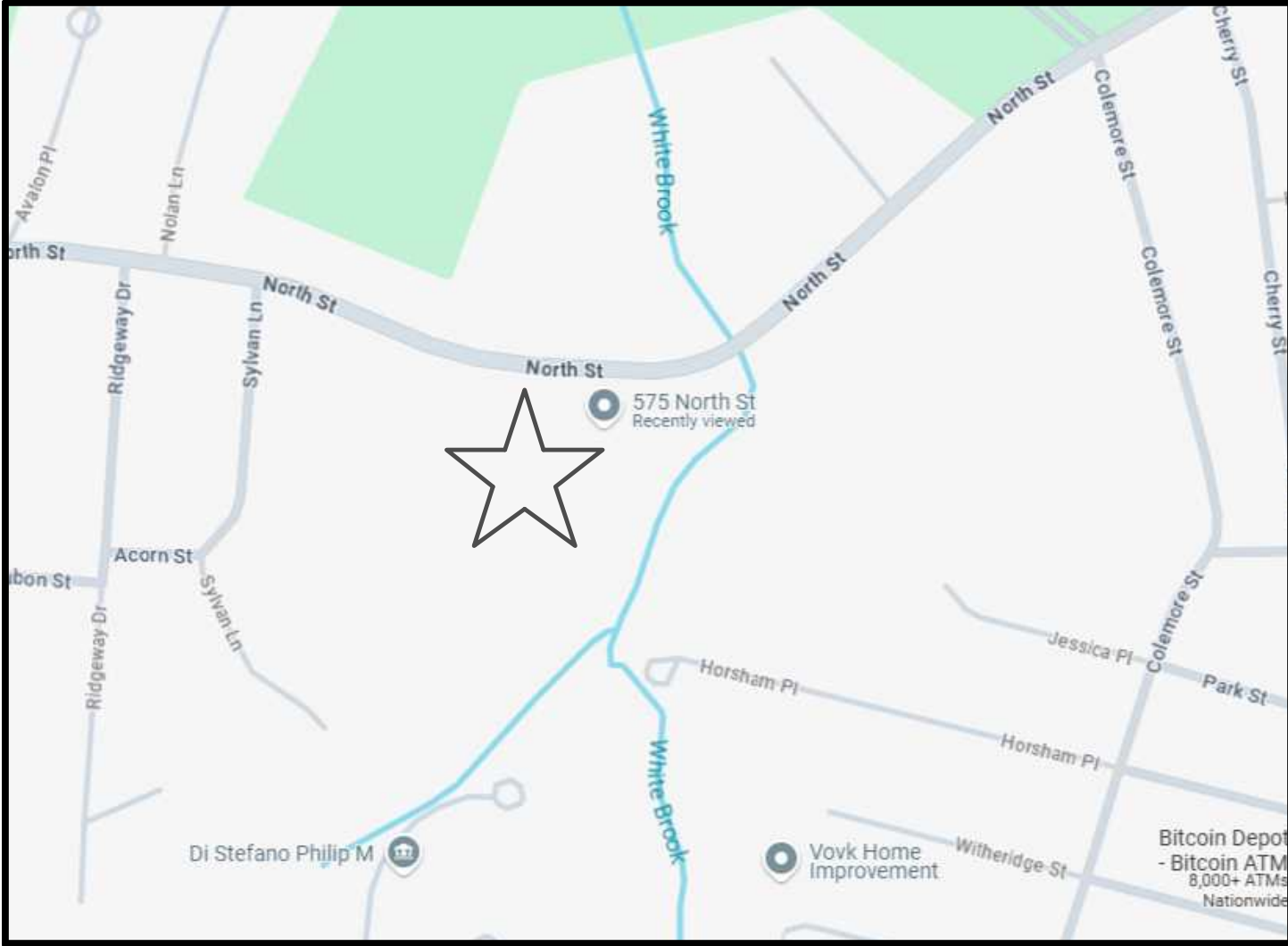
Planning Board AGENDA

Thursday, July 17, 2025 - 6:00 PM

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

A. Planning Board

- 1) 6:00PM PUBLIC HEARING-FY24 CDBG Project Review-Moore & Valley Street Infrastructure Improvement Project
- 2) FORM A-575 North Street-Tirone
- 3) FORM A-164 & 172 Leonard Street-Lawless
- 4) Request to Extend Performance Agreement-61 Hemlock Ridge
- 5) APPROVAL OF MINUTES-July 2, 2025
- 6) Correspondences



PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS EITHER AN ENDORSEMENT OR AN APPROVAL OF ZONING LOT AREA REQUIREMENTS.

WE HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THIS PLAN.

MICHAEL D. SMITH - SMITH ASSOCIATES SURVEYORS, INC.

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW NOT REQUIRED
AGAWAM
PLANNING BOARD



- ⊙ = IRON PIN TO BE SET
- = IRON PIN FOUND
- = CONCRETE BOUND FOUND

NOTES:

- LOCUS DEED REFERENCE = 25703 / 101
- LOCUS PLAN REFERENCE = 27 / 11, 172 / 44, 193 / 102, 326 / 4, 78 / 28-30
- LOCUS PROPERTY IS LOCATED IN THE RA-2 AND AGRICULTURAL ZONES PER THE AGAWAM GIS.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE LOCUS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS OR ENCUMBRANCES THAT ONE MAY DISCLOSE.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING PARCEL 1 IN THE LOCUS DEED INTO NEW PARCELS A & B AS SHOWN.

PLAN OF LAND
575 NORTH STREET
AGAWAM, MA
OWNED BY
GUISEPPE & GERALDINA TIRONE

DATE: 6/27/2025 SCALE: 1" = 50'

**SMITH ASSOCIATES
SURVEYORS, INC.**

46 B BALDWIN STREET - EAST LONGMEADOW, MA 01028 - P:(413) 525-8801 F: (413) 525-8841
SMITHASSOCIATESURVEYORS@HOTMAIL.COM WWW.SMITHASSOCIATESURVEYORS.COM

TOWN OF AGAWAM, MASSACHUSETTS

FORM A

Application for Endorsement of Plan Not Believed to Require Approval

FILE ONE COMPLETED FORM WITH THE PLANNING BOARD AND ONE COPY WITH THE TOWN CLERK IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-B

6/27 20 25

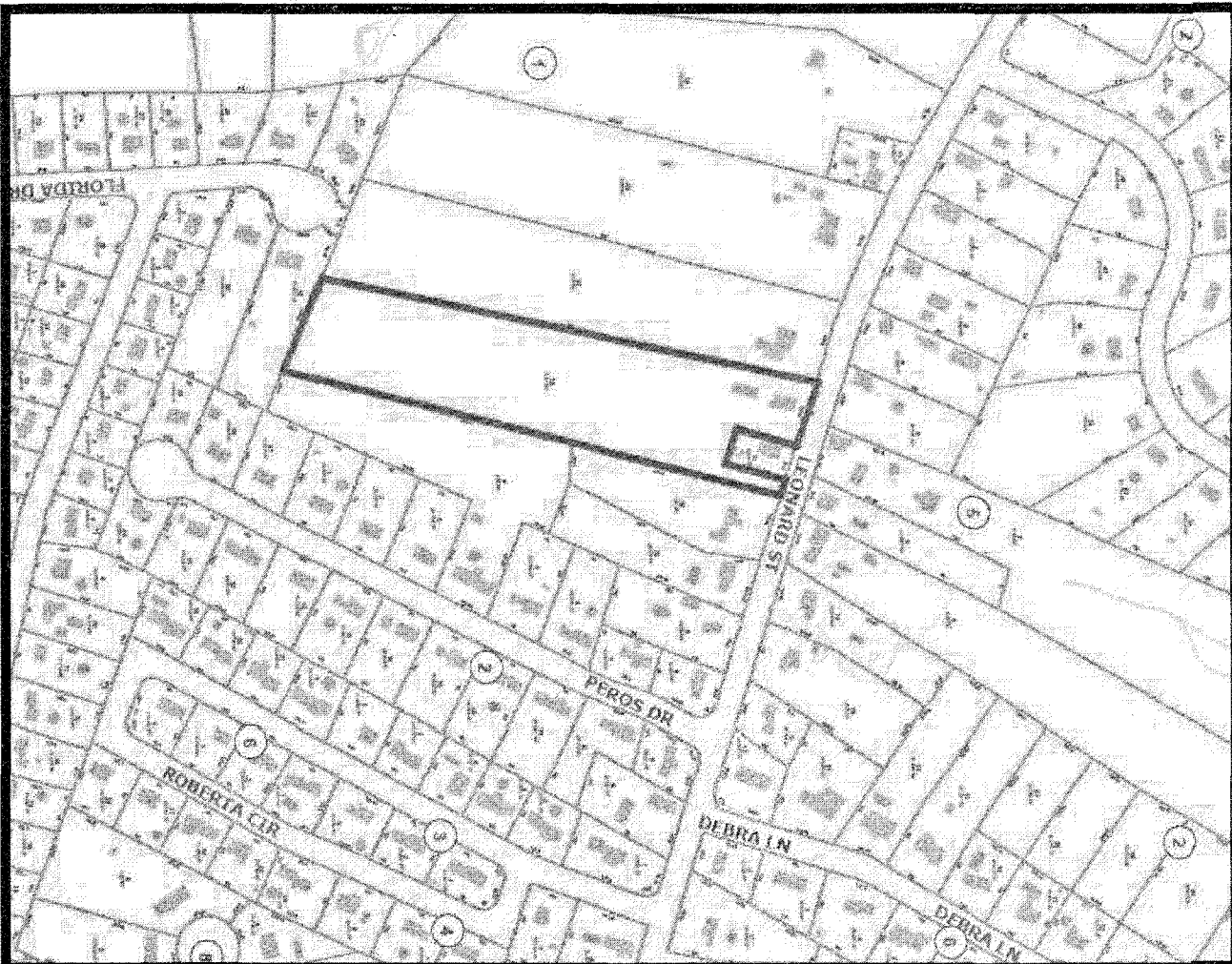
TO THE PLANNING BOARD:

The undersigned, believing that the accompanying plan of his property in the Town of Agawam does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

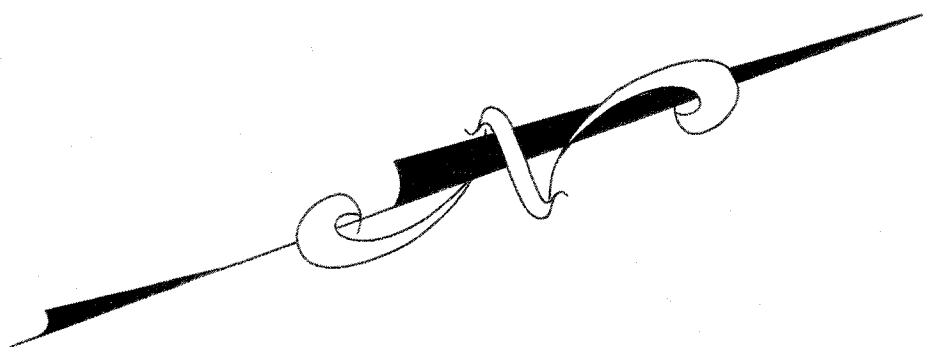
1. Name of Applicant GIUSEPPE TIRONE
Address 36 ALLISON LANE, AGAWAM
Phone # 330-8722 Fax # _____ email GTIRONE@COMCAST.NET
2. Name of Surveyor SMITH ASSOCIATES SURVEYORS INC
Address 46B BALDWIN ST EAST LONGMEADOW
Phone # 525-8801 Fax # 525-8841 email SMITHSURVEYS62@GMAIL.COM
3. Deed of Property Recorded in HAMPDEN COUNTY REGISTRY
Book 25703 Page 101
4. Location of Property 575 NORTH ST, AGAWAM
5. Describe the proposal in this submission:
SUBDIVIDE EXISTING DEED PARCEL 1 INTO TWO NEW PARCELS, A + B, AS SHOWN.

ATTACHMENTS - Two originals and three copies of plan by certified land surveyor. Filing Fee - \$50.00 plus \$20.00 per lot.

Signature of Owner Giuseppe Tione Address 36 Allison Lane
Feeding Hills MA
Tel. (413) 330-8722



LOCUS MAP - SCALE: 1" = 400' ±

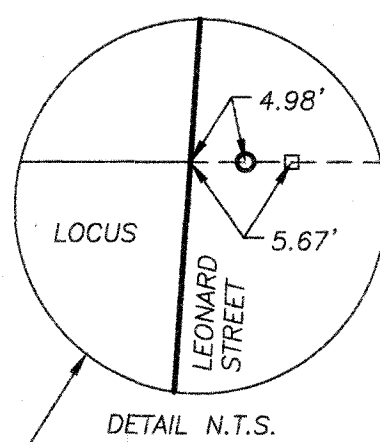
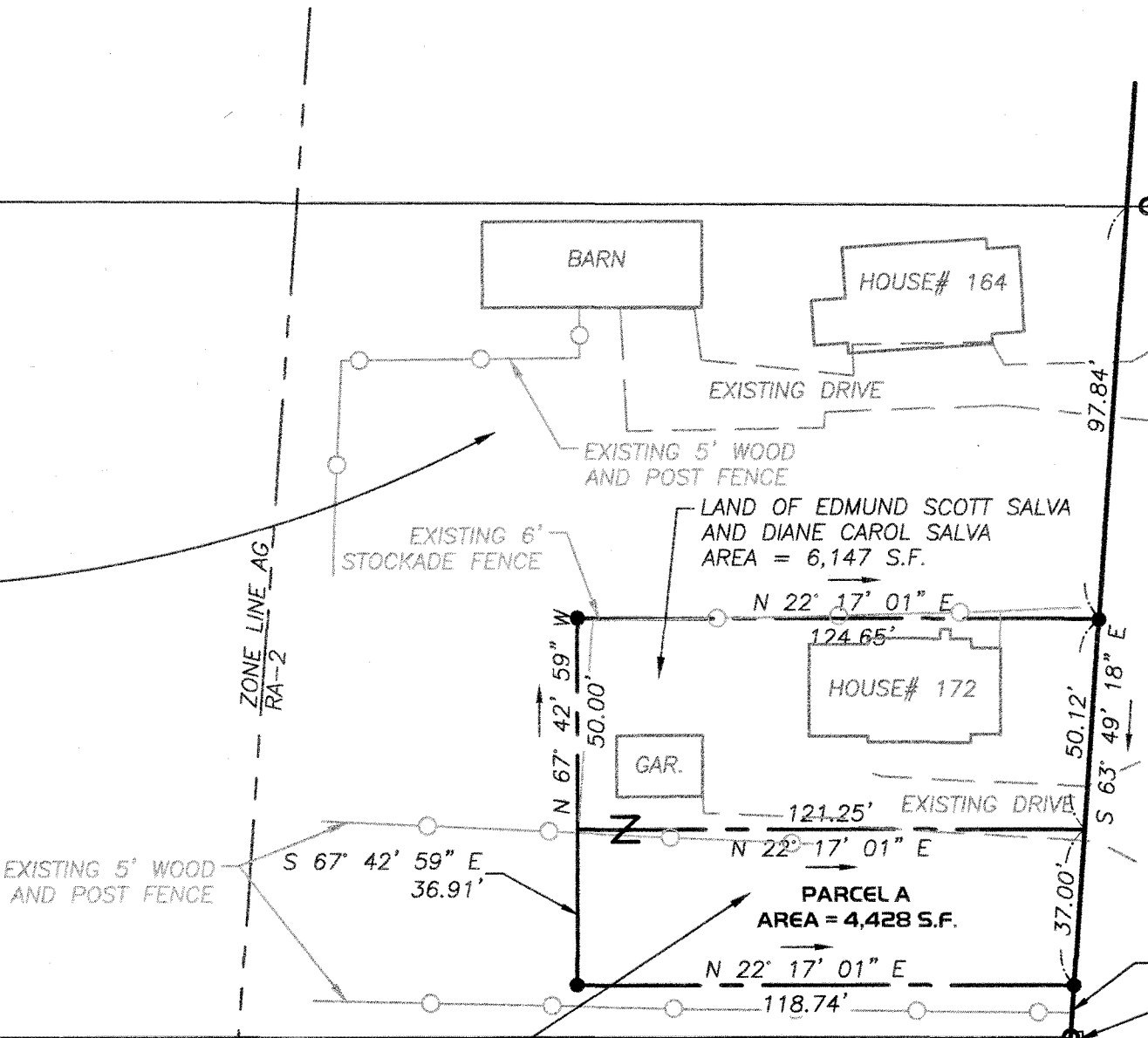


LAND N/F
ALBERTI ANDREW J

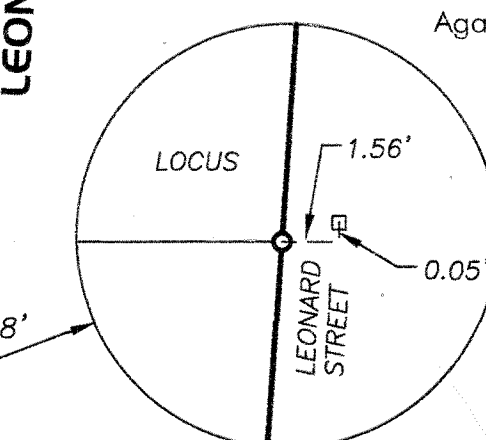
REMAINING LAND OF
CYNTHIA J ARNOLD REVOCABLE TRUST
ADEQUATE FRONTAGE AND AREA
REMAINS TO SATISFY PRESENT
ZONING REQUIREMENTS
REMAINING AREA 4.2 ACRES±
REMAINING FRONTAGE 110.32'

LAND N/F
BOUSQUET JOSEPH H

LAND N/F
HOULE DAVID P



DETAIL N.T.S.



DETAIL N.T.S.

Approval Under Subdivision
Control Law Not Required:

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

Date: _____

Agawam Planning Board

SYMBOL & LINE LEGEND

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

OWNER
CYNTHIA J ARNOLD REVOCABLE TRUST

Plan Of Land In
Agawam, Massachusetts
Surveyed And Mapped For

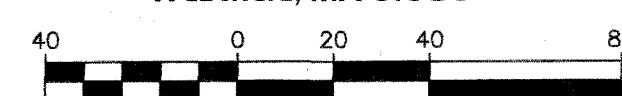
Edmund Salva

Date: 6-26-2025 Scale: 1" = 40'

Prepared By

RLA

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



SCALE: 1"=40'

RLA Job No. 250506

NOTES

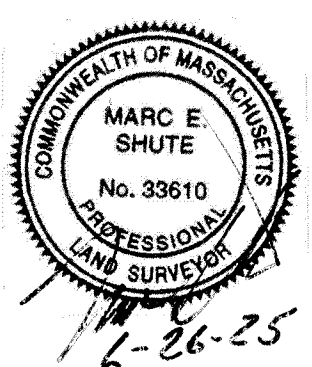
1. THE RECORD OWNER OF THE SUBJECT PARCEL IS CYNTHIA J. ARNOLD REVOCABLE TRUST. SEE HAMPTON COUNTY REGISTRY OF DEEDS BOOK 15242 PAGE 551.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A RLA BOUNDARY SURVEY IN JUNE 2025
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT 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. 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.
5. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.
6. SUBJECT PARCEL IS ZONED AS SHOWN ON PLAN.

PLAN REFERENCES:

PLAN BOOK 6 PAGES 47-49
PLAN BOOK 93 PAGE 57
PLAN BOOK 172 PAGE 106
PLAN BOOK 237 PAGE 109
PLAN BOOK 239 PAGE 38

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

Professional Land Surveyor



6-26-25

TOWN OF AGAWAM, MASSACHUSETTS

FORM A

Application for Endorsement of Plan Not Believed to Require Approval

FILE ONE COMPLETED FORM WITH THE PLANNING BOARD AND ONE COPY WITH THE TOWN CLERK IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-B

JUNE 26 2025

TO THE PLANNING BOARD:

The undersigned, believing that the accompanying plan of his property in the Town of Agawam does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Patricia Lawless and Robert Lawless - Trustees of Cynthia J Arnold revocable trust
Address of property 164 and 172 Leonard St
Phone # 413-237-0550 Fax # _____ email rob12145@aol.com
2. Name of Surveyor Marc E Shute
Address 40 School Street Westfield Ma
Phone # 568-0985 Fax # _____ email Toma@rlaland.com
3. Deed of Property Recorded in Hampden County
Book 15242 Page 551
4. Location of Property property is located on the southerly sideline of Lenard St.
5. Describe the proposal in this submission: parcel A to be transferred to Ed Salva at 172 Leonard Street.

ATTACHMENTS - Two originals and three copies of plan by certified land surveyor. Filing Fee - \$50.00 plus \$20.00 per lot.

Signature of Owner Robert Lawless Address 3318 NICKENY BROOK L - KINGWOOD TX 77345

Agawam Planning Board July 2, 2025

MEMBERS PRESENT:

Violet Baldwin, Chair
Frank DeStefano, Vice Chair
Michael DiLullo
Charles Elfman

MEMBERS ABSENT:

Michael Cleavall

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker

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

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

Chair Baldwin opened the meeting and stated since the last meeting the Planning Board had received memos from the Police and Fire Departments, Engineering, and Inspection Services, and all comments or concerns have been satisfactorily addressed.

Eric Weinstein, Michael Conway, and William Peregoy with New Leaf Energy and Melinda Costello with Weston & Sampson were present for this agenda item.

Eric Weinstein stated this was a continuation of a previous Site Plan review that the Board heard at length on June 5, 2025. He stated this a 5 megawatt BESS and is a well sited location, in that it has ample screening with existing vegetation, compliant with existing zoning, and is out of sight. He stated this proposed BESS helps reduce dependence on fossil fuels. He stated there were a number of comments from town professionals and they have made changes to the Site Plan based upon these comments.

Chair Baldwin opened the Site Plan for public comments that were site specific.

Jean Lewis-15 Losito Lane-asked about New Leaf and if they were a conglomerate or small business, and if an outside agency would be monitoring the BESS. She questioned the safety protocols and if there were plans for evacuation should a fire occur.

Mr. Weinstein stated the company is 25 years old. He stated they have a history of developing renewal energy. He stated they are located in Lowell, MA and there is also an office in Boston, MA. He stated they work closely with State policy makers. He stated they have submitted an Emergency Response Plan as well as an Operations and Management Plan, which were submitted to the Fire Department for approval. He stated there is 24/7 software surveillance monitoring.

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Michael Conway stated that when the BESS are built they are built in regulation to all State electrical and fire codes. They also have annual preventative maintenance performed. He stated they save energy during off times and the energy is sold back to the grid during peak time. This reduces carbon emissions.

Donna Jago-1028 River Road-stated it was her first meeting for this Site Plan. She wanted to know where the batteries were stored. She also asked if they were producing electricity.

Mr. Weinstein stated electricity is held in the battery and produced back to the grid during times of peak usage. He stated the BESS is a battery that charges from its connection with the electrical grid. He stated the Silver Street substation is near this proposed location. Each unit is housed in a box. There will be 5 units here and a few for augmentation, located at the back portion of the parcel.

Robert Rossi-44 Colemore Street-asked if New Leaf owned the property. Mr. Weinstein stated no the land is leased. Mr. Rossi stated this is a business venture and is just about the profits. He asked if the business can operate in this agricultural area. Ms. Baldwin stated all professional staff had signed off on the project and the zoned location. Ms. Egerton stated that this is a Tier2 Bess and the City Council approved ordinance allows them by right under agricultural zoning with Site Plan review, and applicable to all State codes. Mr. Rossi stated he did not think they were allowed by right. Ms. Egerton read the City's approved BESS ordinance that states, "*Tier 2 Battery Energy Storage Systems are allowed by right in the Agricultural zone, subject to applicable provisions of the State Building Code, the State Electrical Code, the State Fire Code, and other applicable codes, and subject to the site plan review...*"

Peter McNair-31 Richardson Place-he stated his concerns were for security and evacuation. He stated no one will be monitoring the facility full time. Mr. Conway stated it will be remotely monitored by computer software. He stated a lot of people have read about the fires in the news. He stated lithium battery fires are rare. He stated they have filed an emergency response plan for the Fire Department. He stated the first responders will arrive. All units will be unhooked and air monitoring will occur for pollutants. He stated the data from each fire event showed there were no toxic levels of harmful materials measured. He stated no one had been hurt in these fires and they are constructed to be as safe as possible.

Ms. Baldwin asked about the safety plan and if these issues are address in it. Mr. Conway stated yes and there is also information for a subject matter expert for first responders.

Ed Dugan-236 Adams Street-asked how many of the BESS are in Massachusetts now. Mr. Conway stated there are dozens. Mr. Dugan asked how the batteries are kept cool. Mr. Conway stated there is a liquid gel, which keeps the unit cool and also a heating system for winter months. Mr. Dugan asked who performed the tests to determine that the emission were not toxic. Mr. Conway stated in California it was the EPA and in New York it was the DEP.

Robert Rossi-44 Colemore Street-stated these fires are impossible to put out and asked what the plan would be if a fire occurred. Mr. Rossi stated the thermal runaway can burn someone or if ingested can kill. He stated the incidents of fire have declined over the years, but there is still a significant risk.

Mr. Conway stated that while the fires are unlikely, there is an Emergency Response plan which the Agawam Fire Department will follow, in the event of a fire or other BESS emergency.

Anthony Russo-40 Corey Street-stated BESS was made a right by the State and the City Council regulated and restricted what they were allowed to. He asked if there was Decommissioning Plan and how soon does it get removed from going offline to the batteries not being used, how quickly they will be removed and how and where they are disposed of. He also questioned if other towns were having issues. He also mentioned the stream behind the location and with the steep pitch, how it can be guaranteed that contaminants do not get in the water, or effect the wildlife.

Mr. Peregoy stated there was a Decommissioning Plan in place and it was submitted as well as a bond. He stated the battery will be disconnected immediately at the end of life. It will take 6 to 12 months to undo all the wiring and break up the concrete pads and restore the site. He stated the battery manufacturers recycle the batteries.

Mr. Conway stated that the data from tests performed do not show any toxic levels of containment or by-products. He stated this data was from a 350 megawatt facility fire and this is only a 5 megawatt facility. He stated metal was found, but it was all naturally occurring metals. He went on to say the batteries for this BESS are created from a different material that is more chemically stable.

Ms. Baldwin asked if tests had ever been done to establish a baseline prior to a BESS being installed. Mr. Conway stated there has never been a need.

Mark Delnegro-28 Losito Lane-asked why the BESS was monitored by AI, was it the danger or the cost of the labor. Mr. Weinstein stated it is not AI, but a computer software that operates the dispatch.

Jessica Dion-325 Adams Street-stated this technology is relatively new and asked if there could be a moratorium. She stated there is Massachusetts law that would put a pause on this project.

Lauren Malone-338 Silver Street-stated on June 25, 2025 there was a meeting onsite with State officials and they stated that BESS are normally located in industrial areas. She asked if the representative develops, expands, and sells the project. She also stated the plan now shows 12 poles, rather than the 7 presented at the last meeting.

Ms. Costello stated when the Fire Department had finished their review the additional poles were requested. Ms. Baldwin stated these changes to the plan were approved by Engineering and Fire Department.

John O'Donnell-338 Silver Street-asked about the benefit for the Town. He stated the trees on his property are being taken down and would remove some of the buffer. He asked about the elevation from the project to the street. He mentioned his concern for chemicals entering the stream and wetland.

Agawam Planning Board July 2, 2025

Mr. Conway stated there is still a natural vegetative buffer on the subject parcel. Ms. Costello stated that the road elevation is 172 ft. and the project location is 160 ft.

Mr. DiLullo asked if there were stream elevations. Ms. Costello stated no. He also asked about noise to which Mr. Weinstein stated it would be similar to outside air conditioner units.

Cindy Barker-Mountainview Street-stated she thinks this project is about the money. She stated there are a lot of kids and elderly who live in this area. She stated these fires cannot be put out and she feels the citizens' questions are not being answered.

Cecelia Calabrese-75 Wagonwheel Drive-questioned why this project needs to be here. She asked who approached the petitioner to use this location.

Mr. Weinstein stated that a lot goes in to site selection. He stated it is clean peak energy program and the site selected is in an area of poorly performing circuits. Mr. Weinstein stated this site meets the requirements within the Town of Agawam BESS ordinance. He stated they approached the landowner.

Laura Bolton-Westfield-questioned the toxic fallout if there is a fire. She also highlighted past fires of BESS with negative consequences.

Mr. Conway stated that the fires were a different type of battery and a 350 megawatt site and the proposed site is only 5 megawatts. He stated testing done did not show any containments above threshold in water sources or the air.

Mr. Rossi-44 Colemore Street-stated everyone is afraid and there is not enough infrastructure to sustain what is needed. He feels the BESS that wants to come to Town needs to be restricted.

Ms. Egerton stated the Planning Board's job is to make sure the Site Plan before them meets the criteria within the BESS ordinance. She reiterated again it was allowed by right in Agawam under zoning in the Agricultural district for Tier 2, per the City's BESS ordinance.

Mr. DeStefano stated he went to the Mass general law chapter 40, section 3, no zoning ordinance or bylaw can prohibit these batteries.

Ms. Baldwin stated the Planning Board relies on professional staff to vet projects and the Planning Board's role is to make sure the Site Plan fits within the City's BESS ordinance.

Anthony Russo-40 Corey Street-there is no law that the City Council can pass to stop this. He stated if there was something that could be done he would have proposed that bill. He stated he met with the Mayor of Westfield, and other official representatives to see how the project was paused. He stated the petitioner in the Westfield case withdrew his application. He stated House Bill 4557 amends the law the State has passed, which would give municipalities the ability to accept or reject this.

Agawam Planning Board July 2, 2025

Nick Dion-325 Adams Street-asked at 5 megawatts what is the benefit to the grid. He also asked if the proposed batteries are more toxic. Mr. Conway stated the LFP's are more thermally stable. Mr. Dion stated Agawam is located in the valley and the toxins will stay in the valley. He stated this technology is not ready.

Ailene Stolar-54 Kosak Ct-asked about the evacuation if a fire occurs. She also asked what this will do to the residential home values. Mr. Conway stated there will be an emergency response plan.

Mr. Elfman asked how many sites have been developed. Mr. Conway stated at least 65. Mr. Elfman asked how many fires/evacuations have occurred. Mr. Conway stated none.

Nicole Dugan-236 Adams Street-stated her concern is the proximity to manhole covers and water pipes. She stated chemicals will get into the water.

Debbie King-40 Mountainview Street-stated the home values will decrease. She also asked if more boxes than the proposed number can be added. Mr. Weinstein stated no, just what is on the current site plan, if approved.

Mr. DiLullo-stated he heard everyone's concerns as well as the Massachusetts law. He stated the Planning Boards hands are tied, and the Site Plan was reviewed by all professional staff. He stated he understands the residents' concerns about public safety, health, and welfare.

Ms. Baldwin stated the State has allowed the installation. She stated all professional departments, Engineering, Police, Fire, and Inspection Services have all approved. She stated the Fire Department also approved an Emergency Response Plan submitted by the petitioner. She stated these professional departments did not have any concerns. She stated the petitioner has brought a plan before the Planning Board that meets the Site Plan requirements, spelled out in this ordinance.

Motion was made by Mr. Elfman and seconded by Mr. DeStefano to approve the SITE PLAN-404 Silver Street-Silver Street Energy Storage, LLC c/o New Leaf Energy, conditional upon receipt of NHESP approved Turtle Protection Plan, submittal of an ANR Plan and compliance with any further requirements in the Code of the City of Agawam Chapter 180 Article XXIII "Battery Energy Storage Systems."

VOTE 4-0-0

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

Filipe Cravo, R. Levesque Associates was present for this agenda item. He stated since the last meeting the petitioner was waiting to respond to professional comments. He stated all comments have been since satisfied by all professional departments.

Motion was made by Mr. DeStefano and seconded by Mr. DiLullo to approve the SITE PLAN-223 Garden Street-MBNZ Holding Co.

Agawam Planning Board July 2, 2025

VOTE 4-0-0

3. APPROVAL OF MINUTES-June 5, 2025

Motion was made by Mr. DeStefano and seconded by Mr. Dilullo to approve the June 5, 2025 minutes as written.

VOTE 3-0-1(Elfman)

4. Correspondences

None

Motion was made by Mr. DeStefano and seconded by Mr. Elfman to adjourn the meeting.

VOTE 4-0-0

Meeting adjourned at 8:40pm.