



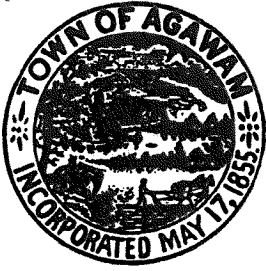
Zoning Board of Appeals AGENDA

Monday, August 25, 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#2036-1099 Suffield Street-Modrila-Special Permit
- 2) Public Hearing Cont.-Case#2033-12 Moore Street-Santanello-Special Permit
- 3) Approval of Minutes-July 28, 2025
- 4) Any other matter that may legally come before Zoning Board of Appeals



TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #: 2033
Filed: 6.4.2025
Hearing: 7.14.2025
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 Gall outdoor compost Bin Tumbled

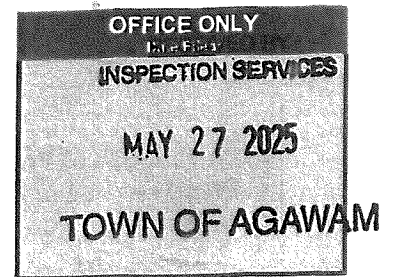
Signature of owner or his authorized agent: Jamie Santanello

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

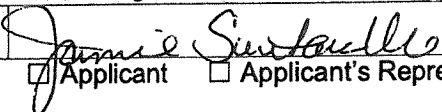


Application for Zoning Determination

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

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

p. Current Use of Property	RESIDENCE
q. Proposed Use of Property	RESIDENCE
r. Project Description	
INSTALL 4 BIRD (HEN) COOP 43 GAL OUTDOOR COMPOST BIN TUMBLER	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, <u>CONSERVATION COMMISSION</u> review is required.	☐ Yes ☐ No ☒ Unsure
u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u> : [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☐ Yes ☒ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☐ Yes ☒ No

4) CERTIFICATION	
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
☒ Applicant  ☐ Applicant's Representative	5-27-25

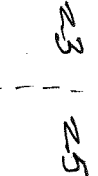
ZONING DETERMINATION - OFFICE USE ONLY			
☐ Approved ☐ Denied:		☐ The proposed use is not permitted in the subject zoning district ☐ Only permissible with variance relief from the Zoning Board of Appeals	
☒ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-23-K (v2)	☐ Building Permit(s)	☒ Special Permit(s)	☐ Planning Board
180-8-1 (S.P.)	☐ Electrical Permit(s)	☐ Site Plan Review	☒ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council
Town Building Official	Issue Date		
	5/29/2025		

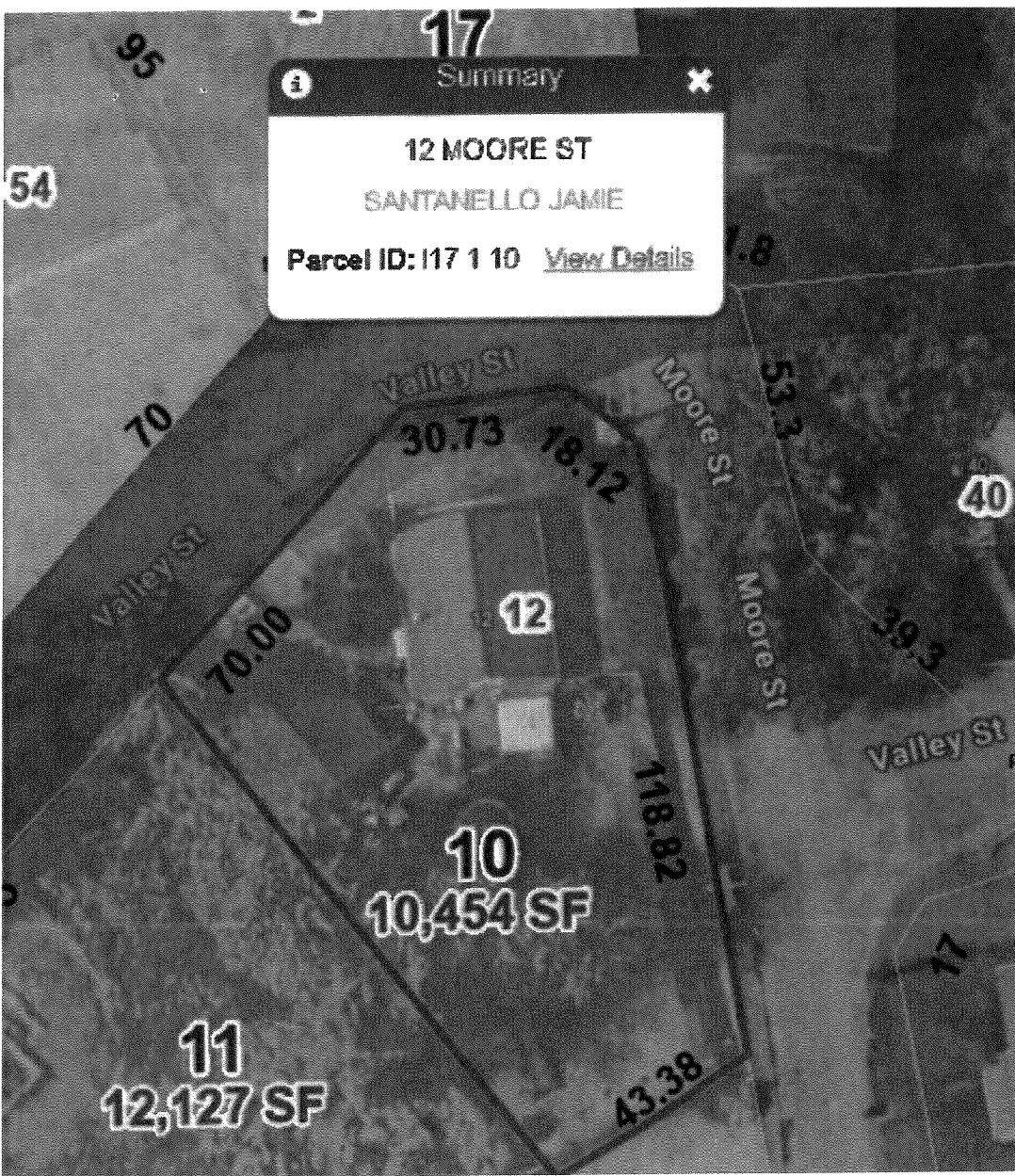
This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022

SANTANELLO 1/2 1/2 1/2

Coop: 76.6" x 40.0'

6' WOOD STOCK AND FENCE





<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 $79^{\circ} 47' 30''$ West a distance of Forty Three (43) Feet to an iron pin;
thence

NORTH $26^{\circ} 48'$ West a distance of One Hundred Nineteen and $34/100$
(119.34) Feet to an iron pin; thence

NORTH $54^{\circ} 40''$ East a distance of Seventy and $70/100$ (70.00) Feet to
an iron pin; thence

SOUTH $85^{\circ} 03' 30''$ East a distance of Thirty and $73/100$ (30.73) Feet to an
iron pin; thence

SOUTH $42^{\circ} 07' 30''$ East a distance of Eighteen and $12/100$ (18.12) Feet to an
iron pin; thence

SOUTH $1^{\circ} 52' 30''$ 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 $77^{\circ} 47' 30''$ East a distance of fifteen (15) Feet to the center of the road
known as Moore Street; thence

NORTH $1^{\circ} 52' 30''$ East approximately One Hundred Twenty One and $82/100$
(121.82) Feet; thence

NORTH $42^{\circ} 07' 30''$ West a distance of approximately Twenty Three (23) Feet;
thence

NORTH $85^{\circ} 03' 30''$ West a distance of approximately Thirty Eight (38) Feet;
thence

SOUTH $54^{\circ} 40'$ 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

SOUTH 26° 48' East a distance of Fifteen (15) Feet to the iron pin which marks the Northwesterly bound of the first mentioned plot herein conveyed; thence

NORTH 54° 40' East a distance of Seventy (70) Feet to an iron pin; thence

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

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

SOUTH 1° 52' 30" West a distance of One Hundred Twenty One and 82/100 (121.82) Feet to the Point of Beginning.

Excepting however that certain real estate situate in AGAWAM, Hampden County, Massachusetts, being known and designated as "Land of Maria LaFrance to be transferred to Peter Maynard" as shown on a plan entitled "Division of Lots, Moore Street, Agawam, MA" dated November 13, 2003 REVISED December 4, 2003 by Thomas Wilson & Associates, which plan is recorded in the Hampden County Registry of Deeds, Book of Plans 333, Page 38, to which plan reference is hereby made for a more particular description.

Said parcel contains 30.7 square feet.

Together with that certain real estate situate in AGAWAM, Hampden County, Massachusetts, being known and designated as "Land of Peter Maynard to be transferred to Maria LaFrance" as shown on a plan entitled "Division of Lots, Moore Street, Agawam, MA" dated November 13, 2003 REVISED December 4, 2003 by Thomas Wilson & Associates, which plan is recorded in the Hampden County Registry of Deeds, Book of Plans 333, Page 38, to which plan reference is hereby made for a more particular description.

Said parcel contains 30.7 square feet.

Reserving to the public any interest it may have to the roadway above described.

SUBJECT TO aquaduct rights under an instrument dated May 1, 1887 and recorded in the Hampden County Registry of Deeds in Book 438 at Page 373, if applicable.

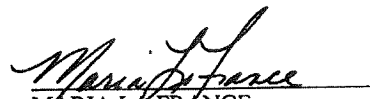
SUBJECT TO reservations in a Deed from Strathmore Paper Company dated October 5, 1951 and recorded in the Hampden County Registry of Deeds in Book 2142 at Page 250.

BEING the same premises conveyed to the Grantor and Jeffrey M. LaFrance herein by Deed of Donald W. Fanaka, Jay E. Delisle and William M. Johnson dated October 29, 1987 and recorded in the Hampden County Registry of Deeds in Book 6673, Page 366, and by Deed of Jeffrey M. LaFrance dated September 27, 1994 and recorded in the Hampden County Registry of Deeds in Book 8954, Page 357 excepting that portion from Maria LaFrance to Peter Maynard dated May 12, 2004 and recorded in the Hampden County Registry of Deeds in Book 14235, Page 241 and together with that portion from Peter Maynard to Maria LaFrance dated May 12, 2004 and recorded in the Hampden County Registry of Deeds in Book 14236, Page 243.

This deed creates no new boundaries.

Executed as a sealed instrument this 30th day of November, 2004.


WITNESS


MARIA LA FRANCE

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

NOVEMBER 30, 2004

On this 30th 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

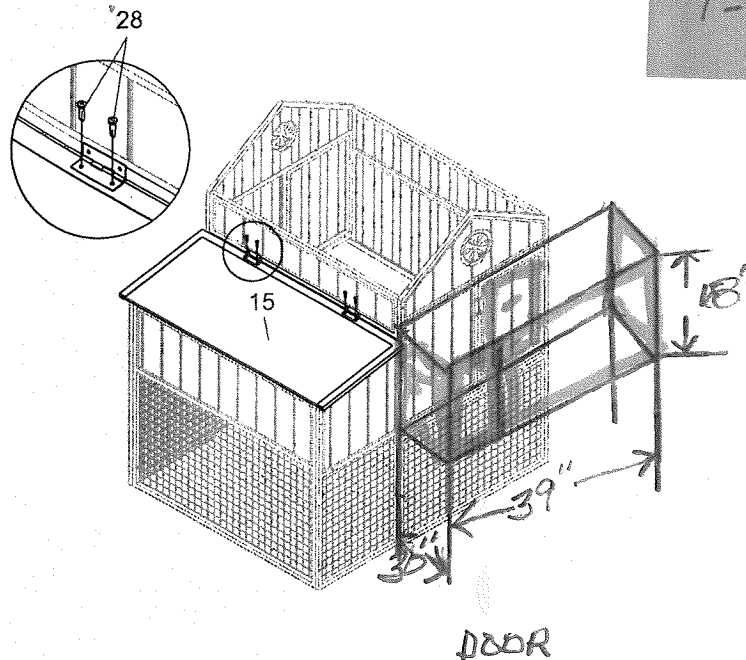
DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

FEE \$702.24

CASH \$702.24

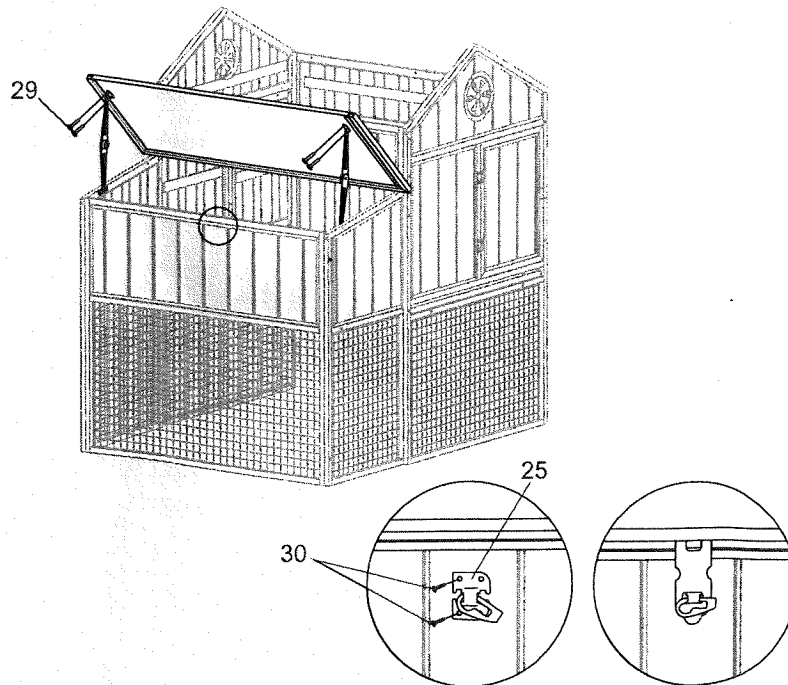
Step 11

- Attach the Nesting Box Roof Panel (#15) by Self-tapping Screw (#28).



Step 12

- There is a Hinge Support pre-assembled on side of Nesting Box Left and Right Panel, now please fix its other end on the Nesting Box Roof by Tapping screw (#29).
- And assemble the Lock (#24) to the top center of the back panel (#1) by Tapping screw (#30) as below diagram.



Metal Walk-in Chicken Coop Run

Instruction manual
For specification: 2m(L) x 3m(W) x 2m(H)



Please read this manual carefully before assembly

DD ID
40" L 37" H

30" W 27" H

18" TAIL



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings
inspections@agawam.ma.us

July 28, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2036- Special Permit Comments for 1099 Suffield Street;

The Building Department 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



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-chickens
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 Date Filed
INSPECTION SERVICES
MAY 27 2025
TOWN OF AGAWAM

Application for Zoning Determination

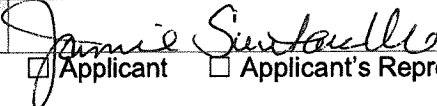
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For digital submissions, please confirm receipt. A complete application will be processed within 30 days.
The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION							
a. Street Address		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		☐ Historic Preservation ☐ Mixed-Use Business C					
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site							
2) APPLICANT & OWNER INFORMATION							
a. Applicant Name		JAMIE SANTANELLO		b. Applicant Phone		413-342-4932	
c. Applicant Email		JAMIESantanello@gmail.com					
d. Applicant Mailing Address		12 MOORE ST.					
e. Applicant Relationship to Property		☒ Owner ☐ Agent ☐ 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							
3) PROJECT & SITE DETAILS							
NOTE: Any omission of requested information may result in an INCOMPLETE determination							
	Existing		Proposed		FOR BUILDING DEPT. REVIEW REQUIRED / NOT		
			☒ No changes to building, site or lot				
a. Lot Size	10,454 SF				LOT SIZE	☐	
b. Frontage	237.67 FT				FRONTAGE	☐	
c. Front Lot Line	118.82 FT				FRONT SB	☐	
d. Side Lot Line (Left/Right)	L: 100.73 R: 43.38 FT		L: FT R: FT		SIDE SB	☐	
e. Rear Lot Line	APPROX. 100.00 FT				REAR SB	☐	
f. Building Height					BLDG HT	☐	
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM	☐	
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	LOT COVER	☐	
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS	☐	
j. Parking/Loading Spaces	P:	L:	P:	L:	PARKING	☐	
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV	☐	
l. Signs (Size & Type)		T:	x	T:	SIGNS	☐	
m. Fence (Size & Type)	264' LIN FT		6' LIN FT				
n. Wetland Area							
o. Utility Services	☐ Town Water ☐ Town Sewer		☐ Town Water ☐ Town Sewer		NON-CONFORMING USE ☐		

p. Current Use of Property	RESIDENCE
q. Proposed Use of Property	RESIDENCE
r. Project Description	
INSTALL 4 BIRD (HEN) COOP 43 GAL OUTDOOR COMPOST BIN TUMBLER	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, <u>CONSERVATION COMMISSION</u> review is required.	☐ Yes ☐ No ☒ Unsure
u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u> : [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☐ Yes ☒ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☐ Yes ☒ No

4) CERTIFICATION

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
☒ Applicant ☐ Applicant's Representative			

ZONING DETERMINATION - OFFICE USE ONLY

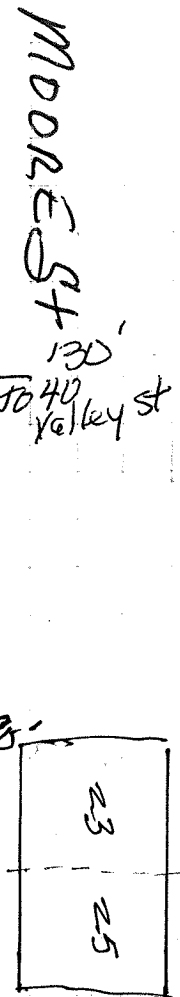
☐ Approved ☐ Denied:		☐ The proposed use is not permitted in the subject zoning district ☐ Only permissible with variance relief from the Zoning Board of Appeals	
☒ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-23-K (use)	☐ Building Permit(s)	☒ Special Permit(s)	☐ Planning Board
180-8-1 (S.P.)	☐ Electrical Permit(s)	☐ Site Plan Review	☒ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ 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

SANTANE 110
175' to 174 Valley
30.73 18.12

Coop: 76.6" x 40.0" $\frac{15}{16}$ x $\frac{54}{16}$ Val

6' WOOD STOCKADE FENCE





<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 54⁰ 40" East a distance of Seventy and No/100 (70.00) Feet to
an iron pin; thence

SOUTH 85⁰ 03' 30" East a distance of Thirty and 73/100 (30.73) Feet to an
iron pin; thence

SOUTH 42⁰ 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 77⁰ 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 42⁰ 07' 30" West a distance of approximately Twenty Three (23) Feet;
thence

NORTH 85⁰ 03' 30" West a distance of approximately Thirty Eight (38) Feet;
thence

SOUTH 54⁰ 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

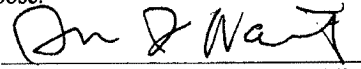
12 Moore St. Agawam

COMMONWEALTH OF MASSACHUSETTS

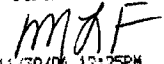
HAMPDEN, ss.

NOVEMBER 30, 2004

On this 30th 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

Interoffice Memorandum

To: Zoning Board of Appeals
CC:
From: Conservation Commission
Date: 7/15/2025
Subject: Special Permit – 12 Moore Street

The Conservation Commission reviewed the application for the keeping of hens at 12 Moore Street and wanted to note that there is a wetland system on the abutting property on 61 Valley Street. Please see attached plan depicting this wetland. It is our understanding from the ordinance that all structures for the keeping of hens shall be located at least 200 feet from any surface water, including wetlands.

Also please note that anything within 100' of wetlands or an intermittent stream, 200' of a perennial stream, or in the floodplain requires a filing with the Conservation Commission.

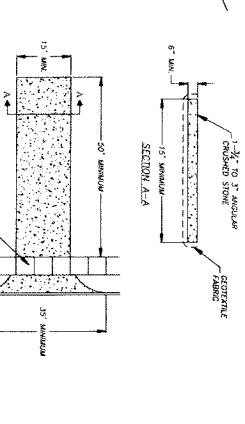
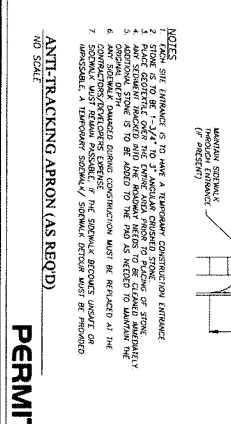
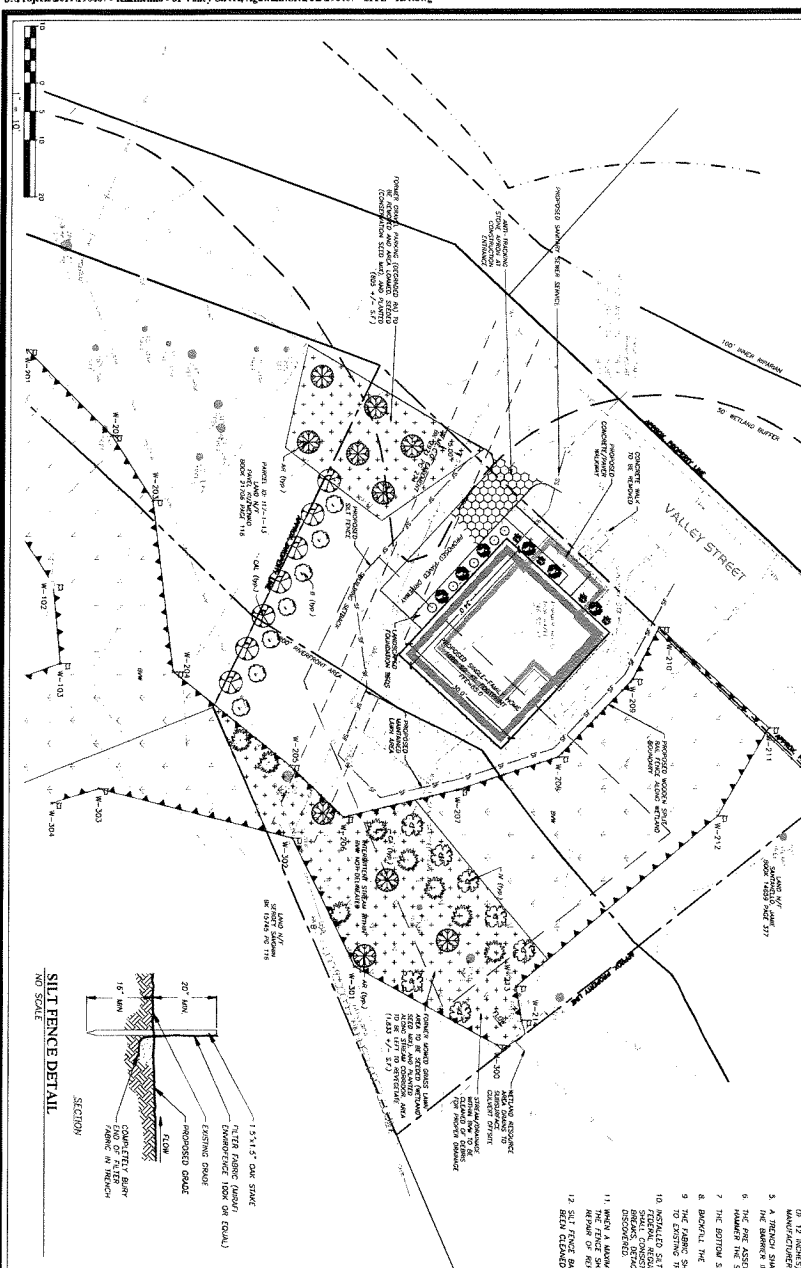
FROM THE DESK OF...
TARYN EGERTON

TOWN OF AGAWAM
36 MAIN ST
AGAWAM, MA 01001

Email address Here
413-786-0400 X 8739
Fax: 413-786-9927

[illegible]

0' 30' 60' 90' 120' 150' 180' 210' 240' 270' 300' 330' 360'
 UNITARY POLE
 EXISTING SANITARY SEWER MANHOLE
 WETLAND FLAG LOCATION
 EXISTING CONTOUR
 EDGE OF WETLAND
 EXISTING DOWNSIDE WIRELESS
 EXISTING SANITARY SEWER
 SLOTTED FENCE LINE



- # SILT FENCE INSTALLATION NOTES
- BEFORE ANY CONSTRUCTION AND PROPOSED LAND CHANGES TO ZONING REGULATIONS.
- THIS STANDARD BARRIER MUST EXCEED AN OVERSIGHT (FOOT) OR MORE, IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERFLOW BANKS ARE EXPECTED
1. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 32 INCHES (NEARER BARBERS MAY VARY) AND MUST BE SUFFICIENT TO OBTAIN THE DESIRED PROTECTION
 2. WHEN JOINTS ARE NECESSARY, FIVE-FEET SPACES SHALL BE SPACED TOGETHER ONLY AT A SUPPORT STAKE WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY STITCH TOGETHER
 3. STAKES SHALL BE SPACED A MINIMUM OF 10 FEET APART AT THE BARBER LOCATION AND SPACED SECURELY INTO THE GROUND (NEARER BARBERS MAY VARY) TO OBTAIN THE DESIRED PROTECTION
 4. THE BARRIER SHALL BE CONSTRUCTED PERPENDICULAR TO A LINE OF STAKES AND UNLESS OTHERWISE SPECIFIED, THE BARRIER SHALL BE CONSTRUCTED PERPENDICULAR TO THE DIRECTION OF FLOW OF WATER
 5. A TRENCH SHALL BE EXCAVATED PERPENDICULAR TO A LINE OF STAKES AND 6 INCHES DEEP ALONG THE LINE OF STAKES AND UNLESS OTHERWISE SPECIFIED, THE TRENCH SHALL BE EXCAVATED PERPENDICULAR TO THE DIRECTION OF FLOW OF WATER
 6. THE PINE ASPEN/SLAT TRENCH STAKES SHALL BE SPACED 10 FEET ON THE DOWNHILL SIDE OF THE TRENCH AND 20 FEET ON THE UPHILL SIDE OF THE TRENCH
 7. THE BOTTOM BAR IS 10 INCHES OF THE BARRIER SHALL BE LAY WITH THE TRENCH TO RECEIVE AND HOLDING BY STONE WATER MOUNT
 8. BARBERS THE TRENCH OVER THE FILLER PINE AND CLOTHED SUFFICIENTLY TO PROTECT THE FILLER PINE FROM THE BARRIER
 9. THE TRENCH SHALL BE EXCAVATED PERPENDICULAR TO THE DIRECTION OF FLOW OF WATER
 10. DURING THE CONSTRUCTION OF THE TRENCH, THE TRENCH SHALL BE EXCAVATED PERPENDICULAR TO THE DIRECTION OF FLOW OF WATER
 11. WHEN A MINIMUM OF 32 INCHES OF STAKES ARE AVAILABLE, THE STAKES SHALL BE CONSTRUCTED PERPENDICULAR TO THE DIRECTION OF FLOW OF WATER, AND THE TRENCH SHALL BE EXCAVATED PERPENDICULAR TO THE DIRECTION OF FLOW OF WATER
 12. WHEN A MINIMUM OF 32 INCHES OF STAKES ARE AVAILABLE, THE STAKES SHALL BE CONSTRUCTED PERPENDICULAR TO THE DIRECTION OF FLOW OF WATER, AND THE TRENCH SHALL BE EXCAVATED PERPENDICULAR TO THE DIRECTION OF FLOW OF WATER

SILT FENCE INSTALLATION NOTES:

- [illegible]

PERMITTING

RLA R LEVESQUE ASSOCIATES, # 100 Valley Street Agawam, MA 01001 Tel: 413.508.0915 Fax: 413.508.0916 www.rlandcom.com	CONSERVATION FILING PLAN 61 Valley Street Agawam, MA 01001 Parcel ID: 117-41 & 117-43
PREPARED FOR: Frank Formicola 69 East Street Agawam, MA 01001	PREPARED FOR:  2/5/10
ISSUANCE DATE: December 16, 2010 REVISIONS: 1. Approved by local Regulator: 02/27/2010 2. Approved by town select: 02/27/2010	DATE: 02/27/2010
COMPILED BY: Tom L. Smith LANDOWNERS: ATTORNEYS AT LAW OF MASSACHUSETTS STATE LAW	
SCALE: 1" = 10' REA, MAP, NUMBER: 100-62	



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
Aldo Mancini-Clerk
Vinny Ronghi-Alternate
Viktor Savonin-Alaternate

Stefanie Kesecker-Administrative Assistant

CASE #2030—223 Garden Street-Special Permit-MBNZ Holding Co.

Sitting on this case:

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

Chair Prouty opened the hearing and introduced the Board members.

Filipe Cravo, with R. Levesque Associates was present for this agenda item. Ms. Prouty stated at the last public hearing there had been questions concerning the frontage for this property. She stated they had received a Special Permit back in 2000. Ms. Prouty stated the deed shows 108 ft. of frontage on Garden Street. Mr. Cravo stated there is 0 frontage since it's in the turn off of the State layout. He stated old plans allow access to the property. He stated the distinction is the Town right-of-way versus State. Ms. Prouty stated in her research the land of this proposal has land around it that was taken by the State in 1988, and in 1989 Agawam had liens on the property and gave it to the State. She stated the parcel was 12.5 acres, and they put 1.6 of it in a house lot. Mr. Ronghi stated just because it is a ramp it can still be used as frontage to an access point. Mr. Cravo stated the petition has been before both the Planning Board and Conservation Commission.

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

After a lengthy discussion the members agreed to amend the Special Permit, to include the following conditions:

1. This addition is to be built according to the plans provided.
2. All security lighting shall be directed inwards onto the property so as not to disturb neighbors or abutters.
3. This business will remain, at all times, in compliance with Ch.180-48 (D) of the Town's Zoning Ordinances.
4. Business hours shall be Monday thru Friday, 7AM to 6PM; Saturday 8AM to 1PM.
5. The petitioner shall record with the Hampden County Registry of Deeds a "Notice of Special Permit" form, which shall be provided by this Board and proof of said filing must be submitted to this Board and to the Inspector of Buildings.
6. This Special Permit shall become null and void if construction does not commence within three (3) years from the date of this decision

Chair Prouty called for a vote.

Maggi-yes, Savonin-yes, Prouty yes.

Chair Prouty explained the 20 day appeal process.

Public Hearing-Case#2033-12 Moore Street-Santanello-Special Permit

Sitting on this case: Maggi-Acting Chair, Ronghi-Acting Vice Chair, Savonin-Acting Clerk

Michael Santanello-12 Moore Street was present for this agenda item. Mr. Maggi stated the ZBA had received a memo from the Conservation Commission that shows this property is in a wetland jurisdictional area. Mr. Santanello stated he was told this is not a wetland. He stated he would go to the next Conservation meeting to obtain clarification. The chicken ordinance also prohibits Special Permit in wetland jurisdictional areas.

Motion was made by Mr. Ronghi and seconded by Mr. Savonin to continue the Public Hearing Case#2033-12 Moore Street-Santanello-to August 25, 2025.

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

Approval of Minutes-June 14, 2025

Motion was made by Mr. Ronghi and seconded by Mr. Savonin to approve the June 14, 2025 minutes, as written.

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

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

Mr. Prouty stated ZBA has received a Special Permit and a Variance application for 580 Main Street. She stated the original hearing was going to be scheduled for August 11, 2025. The petitioner is requesting to postpone.

Motion was made by Mr. Maggi and seconded by Mr. Ronghi to accept the petitioner request to postpone the public hearing for 580 Main Street.

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

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

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

Meeting adjourned at 8:00pm.